



21 Ascot Close, Chippenham, SN14 0SL

A three bedroom semi detached property located within a cul-de-sac on the popular Cepen Park South development. This property is offered for sale with no onward chain and would benefit from a some updating. The accommodation comprising of Entrance Porch leading to the Entrance Hall which leads to the Kitchen and also to the Sitting Room. The Sitting Room has a useful storage cupboard and sliding patio doors leading to the Conservatory. On the First Floor there are Three Bedrooms and a Bathroom. Additional benefits include a single garage with driveway parking to the front and an enclosed garden to the rear.

Situation

The property is ideally situated in a cul-de-sac within the popular Cepen Park South development which is on the western side of town close to superstores, supermarket, schools and numerous other amenities. There is easy access to the bypass providing swift connection to M4 J.17. The town centre with mainline rail station is also easily accessible.

Accommodation Comprising:

Double glazed sliding door to:

Entrance Porch

Power point. uPVC double glazed door to:

Entrance Hall

Stairs to first floor. Radiator. Doors to Kitchen and Sitting Room.

Kitchen

uPVC double glazed window to front. Fitted with a range of matching wall and base units comprising of cupboards and drawers. Stainless steel sink unit. Breakfast bar. Worksurfaces with tiled splashbacks. Wall mounted boiler. Space and plumbing for automatic washing machine. Space for under counter fridge.

Sitting Room

Under stairs storage cupboard. Radiator. Sliding patio doors to:

Conservatory

uPVC construction on brick base. Windows to side and rear. French doors opening onto the rear garden. Power sockets.

GOODMAN WARREN BECK

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£330,000

First Floor Landing

Access to roof space. Door to all Bedrooms and Bathroom. Airing cupboard housing hot water tank.

Bedroom One

uPVC double glazed window to rear. Range of fitted furniture to include chests of drawers, dressing table and wardrobes. Radiator.

Bedroom Two

uPVC double glazed window to front. Radiator.

Bedroom Three

uPVC double glazed window to front. Radiator.

Bathroom

Obscure uPVC double glazed window to side. Panelled bath with electric shower over. Close coupled WC. Pedestal wash basin. Tiled to principal areas. Chrome towel rail.

Outside

Front Garden

Laid to slate chippings. Outside water tap. Driveway leading to garage. Gated access to rear garden.

Rear Garden

Laid to paving and gravel. Enclosed by wall and timber fence. Personal door to garage.

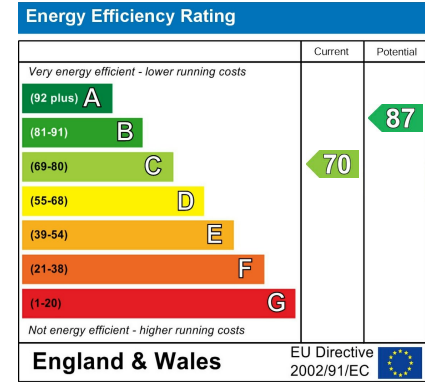
Garage

Electric up and over door. Power.

Directions

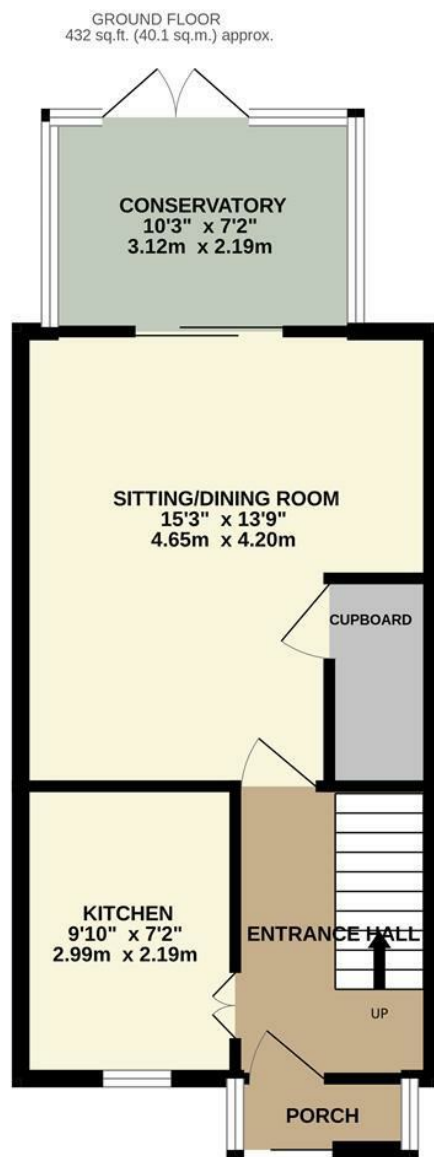
Take the Bath Road up Rowden Hill and follow the signs for Bath. Continue straight over the roundabout by the Pheasant Pub and at the next roundabout turn right by Sainsbury's. Turn right at the next roundabout into Newbury Drive and Ascot Close is the second turning on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA : 763 sq.ft. (70.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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