



2 Beverley Way, Chippenham, SN14 0XS

VENDOR SUITED! A much improved and well presented two bedroom house ideally situated in the sought after area of Cepen Park South offering easy access to a wide range of amenities. The accommodation offers an entrance hall, sitting room leading through to a dining area with patio doors leading out to the garden, a refitted kitchen with high gloss units and integrated appliances, a good size master bedroom with built-in storage, second bedroom and a quality refitted shower room. Other benefits include replacement uPVC double glazing and gas central heating with a replacement Worcester gas fired combination boiler. To the rear is a pleasant enclosed south facing garden with patio area and lawn. gated rear access then leads to two allocated parking spaces.

Situation

The property is situated on the 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 c.1 mile.

Canopied Porch

Outside storage cupboard. uPVC double glazed entrance door to:

Entrance Hall

Radiator. Stairs to first floor. Door to:

Sitting Room

uPVC double glazed window to front. Radiator. Luxury vinyl tiled floor. Storage cupboard. Opening through to:

Dining Area

uPVC double glazed sliding patio doors to rear. Radiator. Luxury vinyl tiled floor. Door to:

Refitted Kitchen

uPVC double glazed window to rear. Range of high gloss cupboard base units and matching wall mounted cupboards. Work surfaces with splash backs and inset single bowl single drainer sink unit with spray mixer tap. Built-in stainless steel gas hob and electric oven with stainless steel extractor over. Integrated slimline dishwasher, fridge, washer/dryer and microwave. Cupboard housing replacement gas fired Worcester combination boiler. Luxury vinyl tiled floor.

First Floor Landing

Access to roof space with ladder. Radiator. Deep storage cupboard. Doors to:

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£242,000

Bedroom One

Two uPVC double glazed windows to front. Radiator. Built-in wardrobe. Overstairs storage cupboard.

Bedroom Two

uPVC double glazed window to rear. Radiator.

Refitted Shower Room

Obscure uPVC double glazed window to rear. Chrome ladder radiator. Shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Spotlights. Extractor.

Outside

Front Garden

Path to front door. Gravelled area and slate chippings area with shrub border.

Rear Garden

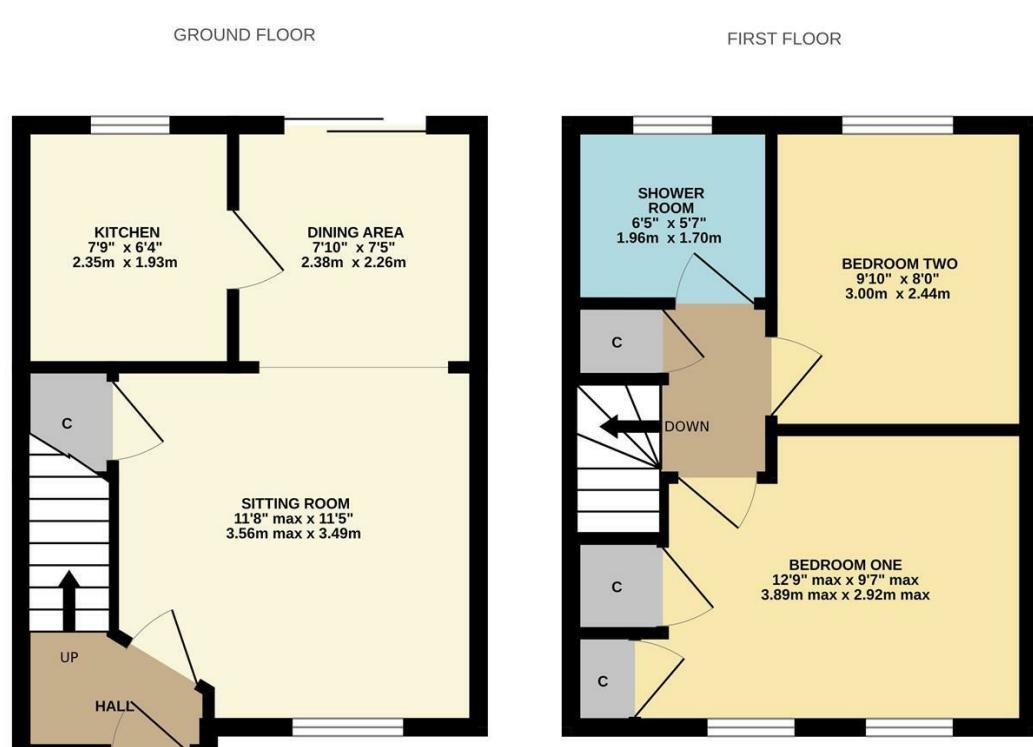
Enclosed south facing garden enclosed by facing with gated rear access. Full width patio area with lawn beyond, shrub border and trees. Outside tap.

Parking

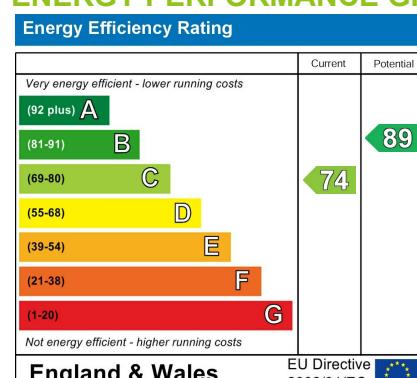
Two allocated parking spaces, one through the rear gate to the left and a further space opposite.

Directions

Take the A4 Bath Road from the town centre. At the Pheasant roundabout proceed straight over, then over the next roundabout, then at the next roundabout turn right. Turn right at the next roundabout into Sandown Drive then right at the mini roundabout into Beverley Way. The property will be found immediately on the left.



ENERGY PERFORMANCE GRAPHS



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 indicative 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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