



ATWELL
MARTIN
ESTATE AGENTS

FOR SALE

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atwellmartin.co.uk



This modern two bedroom semi detached property is located within the popular development of Cepen Park South easy access to local shops and commuter links. The accommodation is based over two floors and is based around an entrance hall with access to the kitchen and lounge/dining room. On the first floor the landing leads to both bedrooms and the family bathroom. Further benefits include uPVC double glazing, gas central heating and cavity wall installation plus parking to the front and enclosed garden to the rear.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Chippenham

Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Entrance Hall

Double glazed door to front, door to lounge, opening to kitchen, storage cupboard, wooden flooring, radiator.

Kitchen 2.51m x 2.31m (8'03" x 7'07")

Upvc double glazed window to front, fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring gas hob with matching cooker hood over, space and plumbing for automatic washing machine, fridge freezer, wall mounted combination boiler.

Lounge 4.93m x 3.56m (16'02" x 11'08")

Upvc double glazed window to rear, sliding french doors to rear, door to hallway, radiator, wooden flooring.

Landing

Upvc double glazed window to side, doors to;

Bedroom One 3.51m x 2.62m (11'06" x 8'07")

Upvc double glazed window to rear, radiator, built in cupboard.

Bedroom Two 3.43m x 1.91m (11'03" x 6'03")

Upvc double glazed window to front, radiator,

access to fully boarded loft space with folding ladder.

Bathroom

Obscured Upvc double glazed window to front, fitted with a three piece white suite comprising bath with shower over, pedestal wash hand basin, low level w/c, all with chrome fittings, part tiling, radiator, extractor fan.

Front

Parking for two cars with side access leading to the rear of the property.

Rear Garden

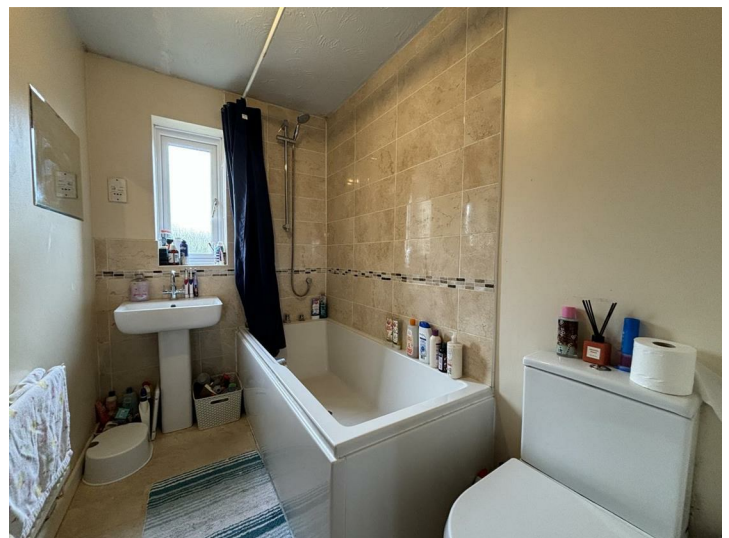
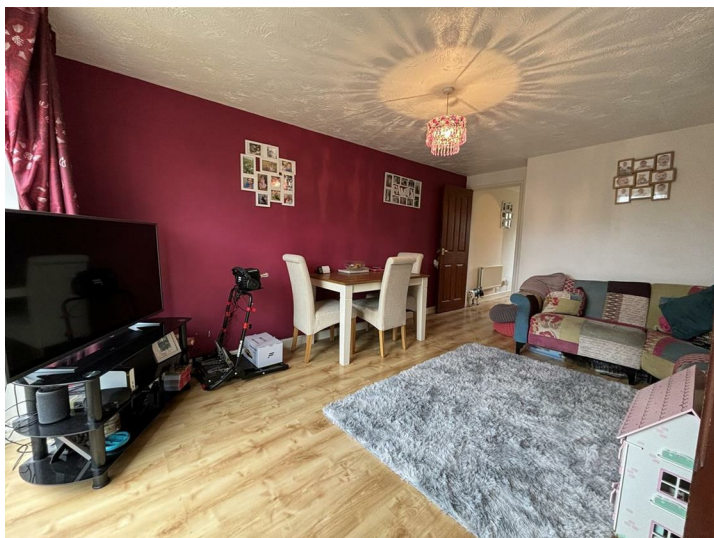
Enclosed garden with patio, laid to lawn and timber shed.

Property Information

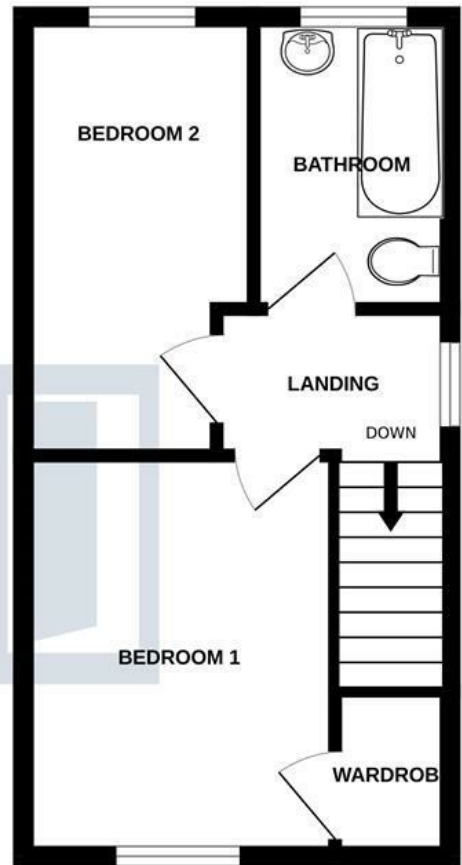
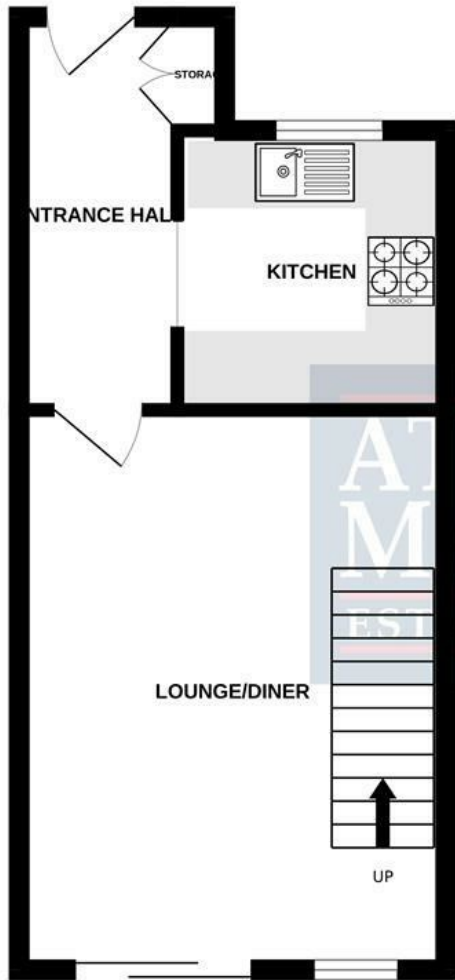
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold

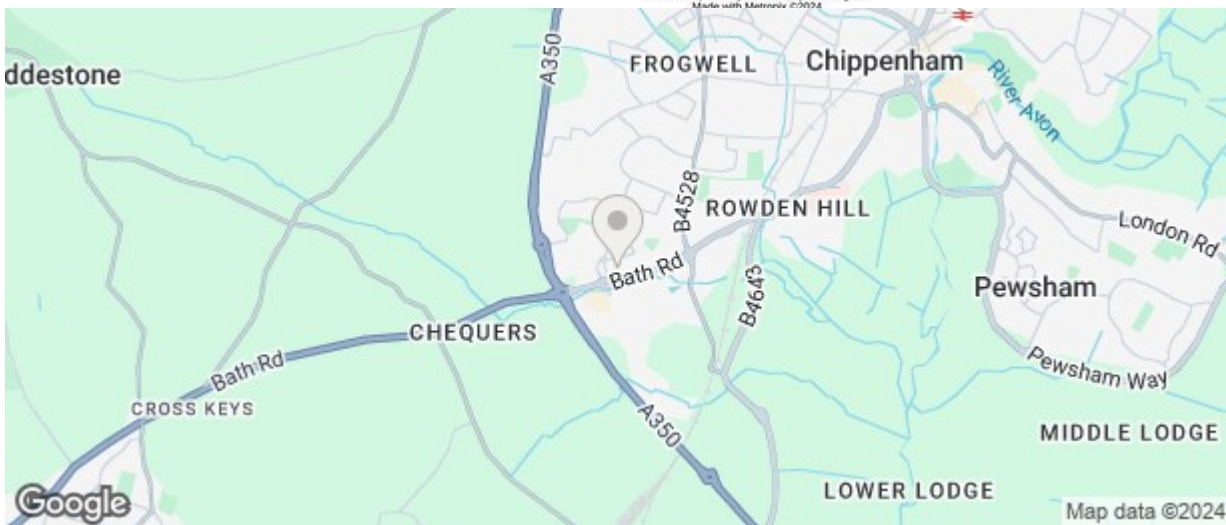






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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		72
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(91-91) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing