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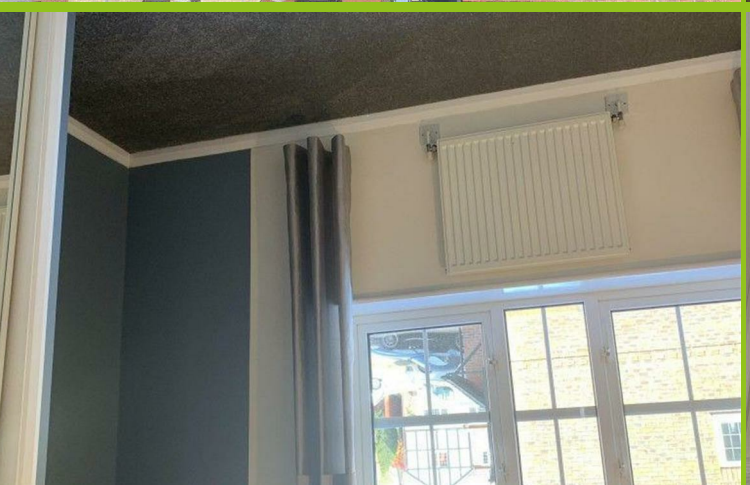
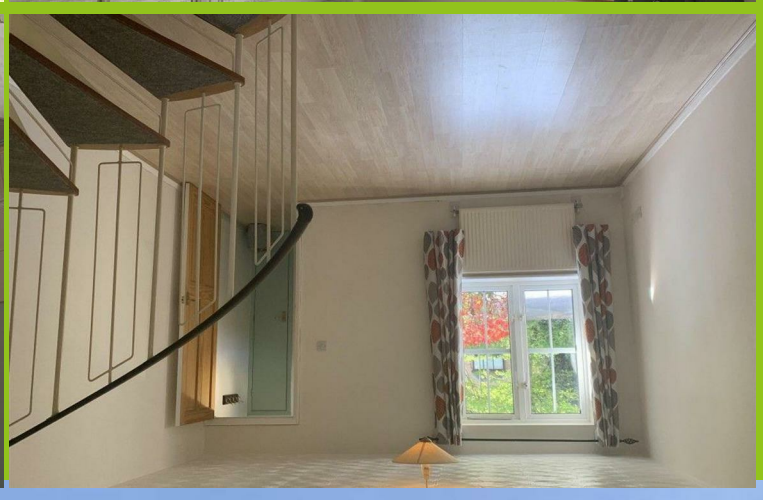
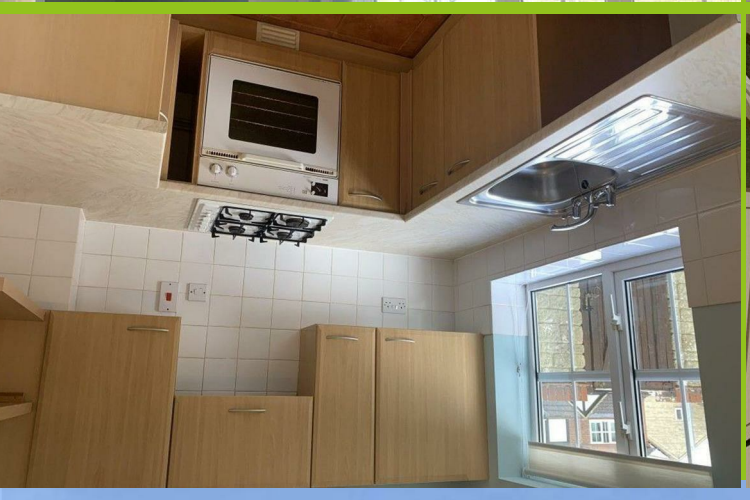






16 Catterick Close
Chippenham

GOODMAN WARREN BECK

16 Catterick Close, Chippenham, SN14 0YP

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

NO ONWARD CHAIN! A modern two bedroom end of terrace house situated in a favoured cul-de-sac on the sought after Cepen Park South development. The accommodation offers a canopied porch with useful storage cupboard, entrance hall, sitting/dining room, kitchen with a range of fitted units and built-in oven and hob, two bedrooms both with fitted wardrobes and a modern bathroom with a white suite and overbath shower. Other benefits include gas central heating via a Worcester combination boiler and double glazed window. To the rear is a pleasant enclosed part walled garden with side access and to the front there is off road parking for two vehicles.

£232,500

Situation
The property is situated in a cul-de-sac within the desirable Cepen Park South development on the western side of town close to superstores, Sainsbury's supermarket, schools and numerous other amenities. There is easy access to the bypass providing swift connection to M4 J.17 for commuting to Bristol, Bath and Swindon. The town centre with mainline rail station is also easily accessible.

Canopied Porch
Storage cupboard. Door to:

Entrance Hall
Storage cupboard. Door to:

Sitting/Dining Room
Double glazed window to front. Two radiators. Space saving spiral staircase to first floor. Wood laminate flooring. Door to:

Kitchen
Double glazed window to rear. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with mixer tap. Built-in gas hob and electric oven with extractor over. Space and plumbing for washing machine. Two further under counter appliance spaces. Tiled floor. Door to garden.

First Floor Landing
Access to roof space. Cupboard housing replacement Worcester gas fired combination boiler (2017). Doors to:

Bedroom One
Double glazed window to front. Radiator. Two built-in double wardrobes.

Bedroom Two
Double glazed window to rear. Radiator. Built-in wardrobe.

Bathroom
Double glazed window to side. Radiator. Panelled bath with shower over and shower screen. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Extractor.

Outside

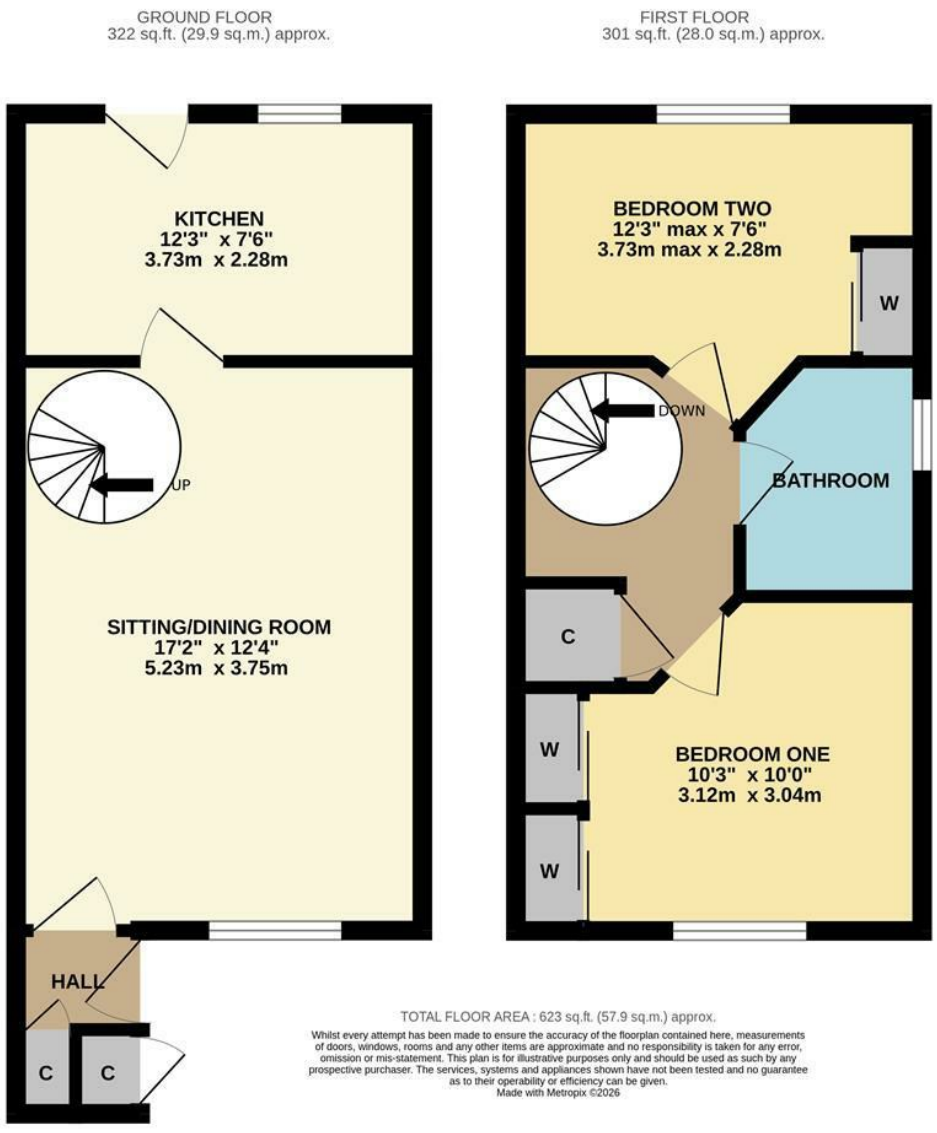
Front Garden
Laid to lawn and gravel with path to front door.

Rear Garden
Fully enclosed by timber fencing and brick wall. Lawn area with mature shrub borders. Patio seating area with pathway leading to second seating area. Garden shed. Gated side access.

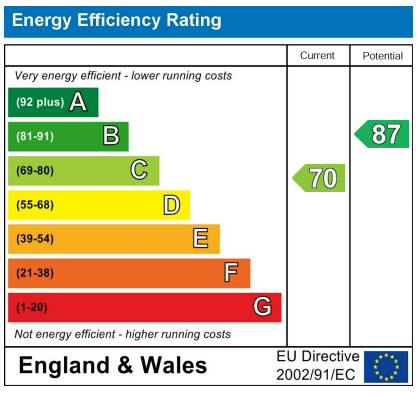
Parking
There is off road parking for two vehicles to the front of the property.

Directions
Take the A4 Bath Road from the town centre. At the Pheasant roundabout proceed straight over, then at the next roundabout turn right. Proceed over the next roundabout into Sandown Drive then take the second left into Sedgefield Way and Catterick Close can be found on the left hand side.

Agents Note
The photographs shown were taken are prior to the current occupiers taking up residence.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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