



8 Cheltenham Drive  
Chippenham, SN14 0SE

GOODMAN WARREN BECK

# 8 Cheltenham Drive, Chippenham, SN14 0SE

A modern two bedroom end of terrace ideally situated in a cul-de-sac within the sought after Cepen Park South development offering easy access to a wide range of amenities. The ground floor accommodation offers a dining hall opening through to a refitted kitchen and with double doors opening to a sitting room with sliding patio doors leading to a double glazed conservatory. The first floor then offers a double bedroom with large storage cupboard, second bedroom and a modern bathroom with over bath shower. Other benefits include double glazing and gas central heating. To the front is a low maintenance garden and driveway providing off road parking. To the rear is an enclosed garden laid to lawn with a patio area and garden shed.

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£254,950

## 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 COMPRISES

### CANOPIED PORCH

Entrance door with full height obscure double glazed side panel to:

### DINING HALL

Double doors to sitting room. Opening to:

### REFITTED KITCHEN

Double glazed window to front. Range of drawer and cupboard base units and matching wall mounted cupboards. Worksurfaces with matching splashback and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for cooker with extractor over. Space for fridge/freezer. Space and plumbing for washing machine.

## SITTING ROOM

Radiator. Stairs to first floor with cupboard under. Wall light points. Double glazed sliding patio doors to:

## CONSERVATORY

Double glazed on brick built base and French doors to side. Tiled floor.

## FIRST FLOOR LANDING

Cupboard housing hot water tank. Access to roof space. Doors to:

## BEDROOM ONE

Double glazed window to rear. Radiator. Large built-in cupboard.

## BEDROOM TWO

Double glazed window to front. Radiator.

## BATHROOM

Obscure double glazed window to front. Ladder radiator. Panelled bath with shower over and shower screen. Pedestal wash basin. Close coupled WC. Extractor. Shaver point.

## OUTSIDE

## FRONT GARDEN & PARKING

Laid to gravel with path to front door. Driveway and

gravelled area providing off road parking. Gated side access to rear garden.

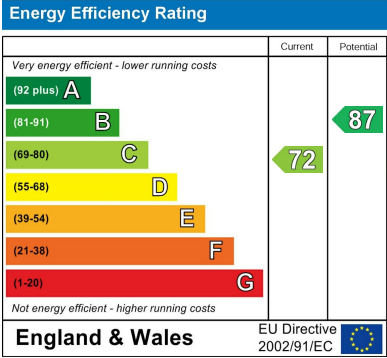
## REAR GARDEN

Enclosed by fencing with gated side access. Laid to lawn with paved seating area. Garden shed.

## DIRECTIONS

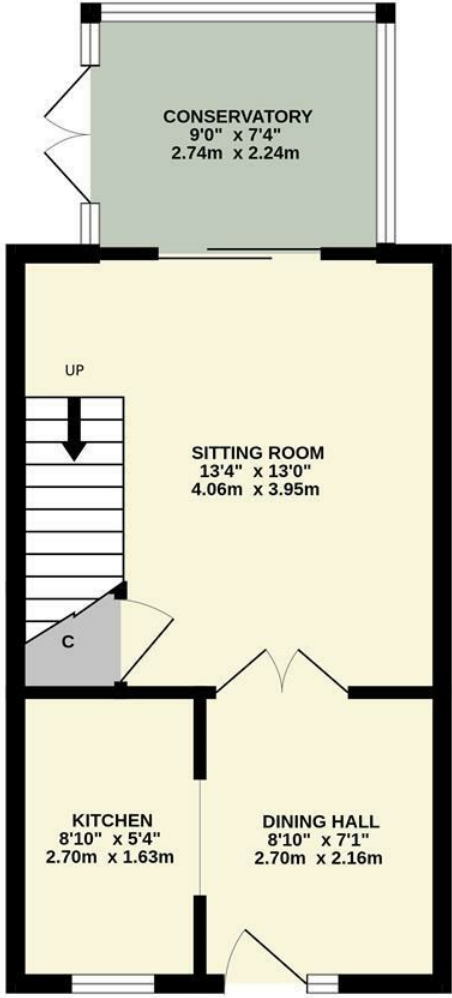
Head out of town on the Bath Road up Rowden Hill and follow the signs for Bath. Continue straight over the roundabout by the Pheasant Pub and at the next roundabout turn right by Sainsbury's. Turn right at the next roundabout into Newbury Drive then at the T junction turn right into Cheltenham Drive where the property can be found on the right hand side.

ENERGY PERFORMANCE GRAPHS

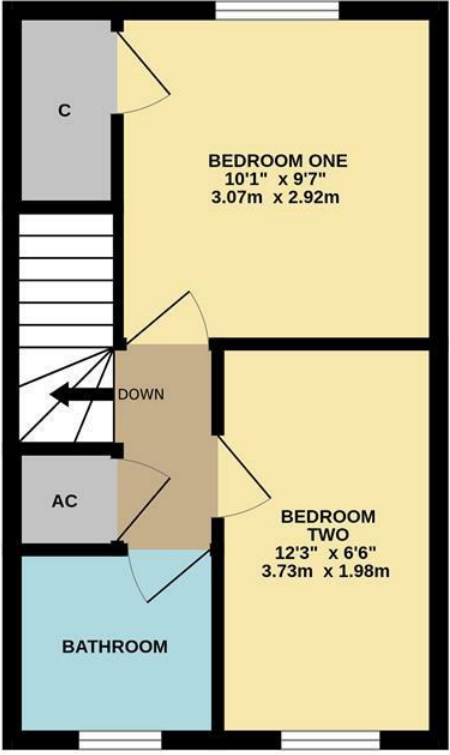


Council Tax Band: C

Tenure: Freehold



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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