



📍 3 Chester Way, Chippenham, Wiltshire, SN14 0XR

🏠 Price Guide £210,000

Offered with No Onward Chain, this well-presented two-bedroom home is set within the popular Cepen Park South development, enjoying a quiet cul-de-sac position within easy walking distance of local amenities.

- Offered with No Onward Chain
- Well Presented Two Bedroom Home
- Located on the Sought After Cepen Park South Development
- Quiet Cul De Sac
- Within Walking Distance of Local Amenities
- Enclosed Low Maintenance Rear Garden with Timber Shed
- Off Street parking Plus Two Allocated Parking Spaces
- Excellent Access to Road Networks Including the M4 (Junction 17)
- Gas Central Heating and Double Glazing
- Ideal First Time Purchase or Investment Opportunity

🏡 Freehold

🏠 EPC Rating C



Offered with No Onward Chain! - A well-presented two-bedroom home located on the sought-after Cepen Park residential development, situated within a quiet cul-de-sac and within walking distance of local amenities.

The property offers a welcoming entrance hall leading into a living/dining room with double French doors leading out to the rear garden. There is a modern kitchen fitted with a gas hob and electric oven. Upstairs, there are two comfortable bedrooms and a family bathroom complete with a shower over the bath.

Additional features include gas central heating and double glazing throughout. Externally, the front of the property benefits from a low-maintenance gravelled garden providing off-street parking, as well as two further allocated parking spaces nearby.

To the rear, there is an enclosed, easy-to-maintain garden laid to patio with a timber shed, ideal for storage or outdoor use. Conveniently positioned close to local amenities, the property also provides excellent access to road networks, including the M4 at Junction 17.

The property would make an ideal first-time purchase or investment opportunity.

#### **Situation**

The property is located toward the western side of Chippenham and is within a short distance from the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band; C

Freehold

Mains Gas, Electricity, Water & Drainage

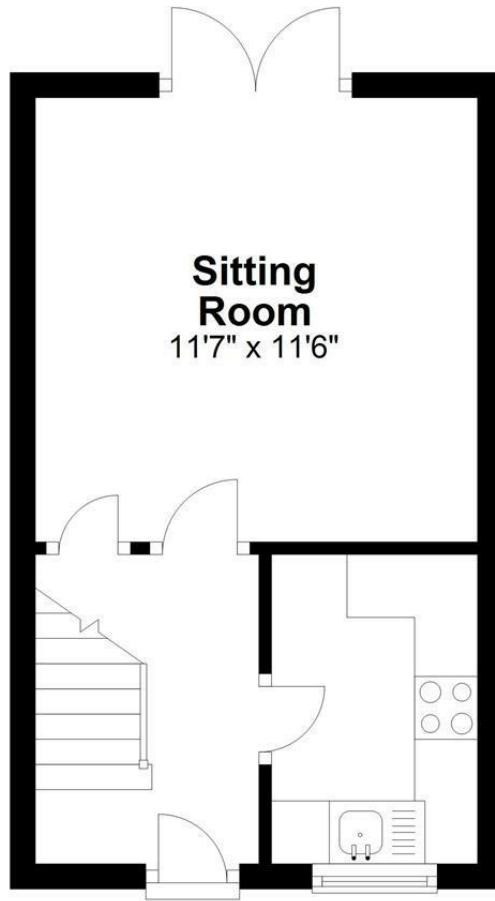
Gas Fired Central Heating

EPC Rating; C



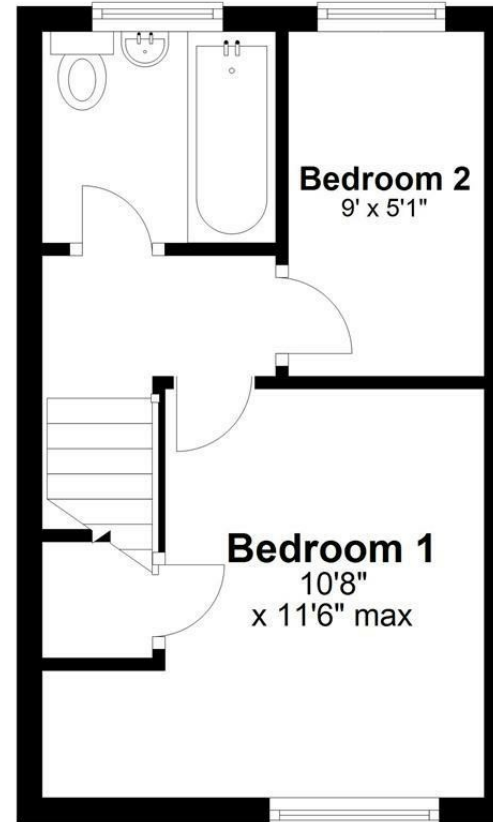
## Ground Floor

Approx. 230.6 sq. feet



## First Floor

Approx. 230.6 sq. feet



Total area: approx. 461.1 sq. feet

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.