



📍 9 Ascot Close, Chippenham, SN14 0SL

🔗 Offers In Excess Of £300,000

A well-maintained three-bedroom semi-detached property, offering off-street parking and a single garage, tucked away in a peaceful cul-de-sac on the popular Cepen Park development. Perfectly positioned for those wishing to live on the south/south-west side of Chippenham, the home is within easy reach of local amenities and enjoys excellent road connections for commuters.

- Offered with No Onward Chain
- Well Maintained and Ready to Move Into
- Three Bedroom Semi Detached Property
- Quiet Cul-De-Sac Position Within the Sought After Cepen Park Development
- Of Street Parking to the Front Plus EV Charging Point
- Single garage
- Enclosed Rear Garden with Private Rear Aspect
- Convenient South/South West Chippenham Location
- Excellent Transport Links for Commuters
- Short Drive to Chippenham Town Centre and Mainline Railway Station

🏠 Freehold

🏠 EPC Rating C



NO ONWARD CHAIN-A well-presented three bedroom semi-detached home with off-street parking and a single garage, situated in a quiet cul-de-sac on the ever-popular Cepen Park development. The property would be ideal for those seeking a home on the south/south-west side of Chippenham, conveniently close to local amenities while offering excellent commuter road links.

The accommodation comprises a spacious entrance hall, a fitted kitchen, and a generously sized sitting/dining room with French doors opening onto the rear garden.

To the first floor, there are three bedrooms and a family bathroom with a shower over the bath.

Externally, the rear garden offers a high degree of privacy and benefits from side gated access, which leads to the front of the property where a single garage and off-street parking can be found plus an EV charging point.

The town of Chippenham is just a short drive away, providing a range of amenities, including a mainline train station. Offered with no onward chain, the property presents an excellent opportunity for buyers seeking a swift and straightforward purchase.

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

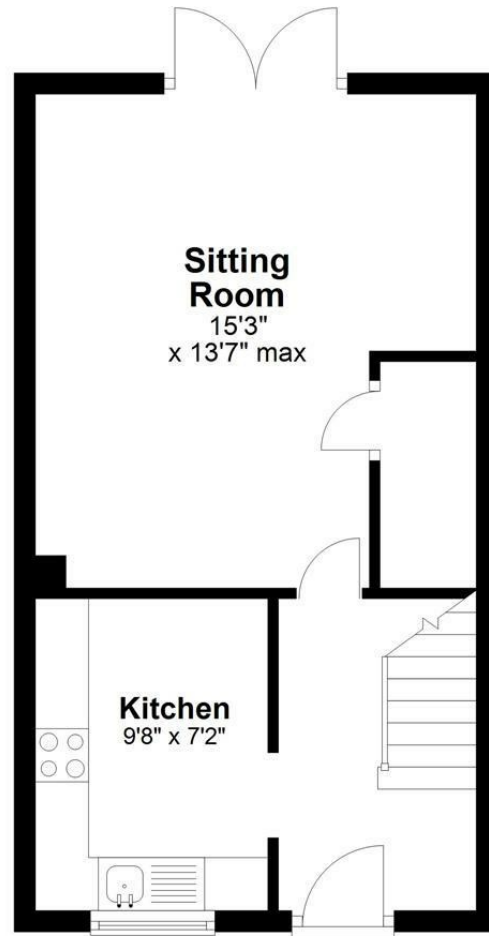
Gas Fired Central Heating

EPC Rating; C



Ground Floor

Approx. 343.1 sq. feet



First Floor

Approx. 343.1 sq. feet



Total area: approx. 686.2 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.