

## A Well-Presented Two-Bedroom Home in Cepen Park South

Situated toward the end of a cul-de-sac on the western side of town, this well-presented two-bedroom terraced home offers practical living in a convenient location. Positioned in the popular Cepen Park South development, the property is within easy reach of commuter links, local shops, and a good range of everyday amenities.

The accommodation includes an entrance hall, a kitchen to the front aspect, and a spacious sitting room leading through to a conservatory, providing additional living space.

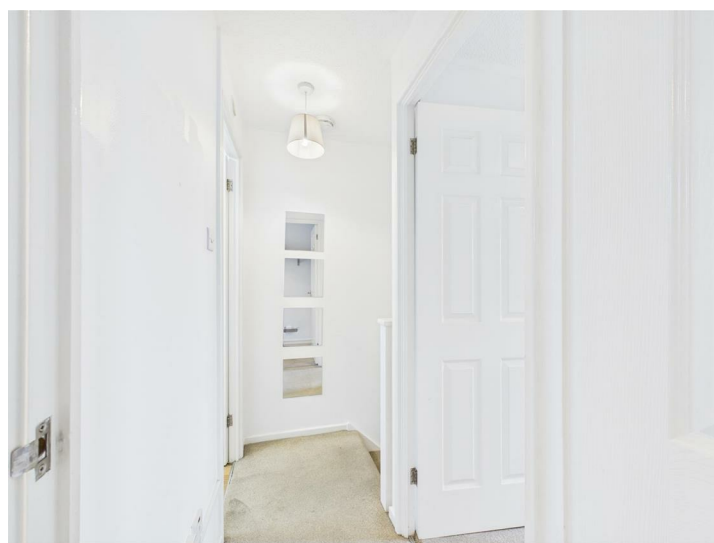
Upstairs, there is a landing area, a main bedroom with fitted wardrobes, a second bedroom, and a family bathroom.

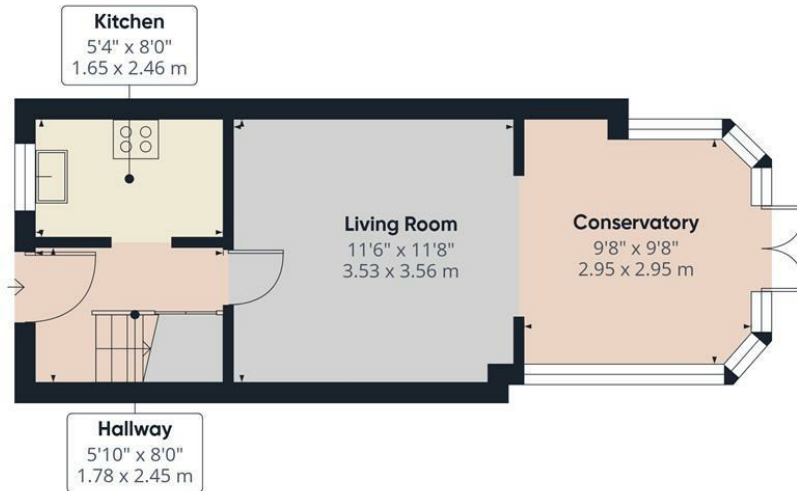
Externally, the property benefits from driveway parking to the front and an enclosed rear garden offering a private outdoor space.

Available with **NO ONWARD CHAIN**, this property represents an excellent opportunity for first-time buyers, downsizers, or commuters. Viewing is highly recommended.

- Two-bedroom terraced home in Cepen Park South
- Positioned toward the end of a cul-de-sac on the western side of town
- Kitchen to front aspect with practical layout
- Spacious sitting room with access to conservatory
- Main bedroom with fitted wardrobes
- Second bedroom and family bathroom to first floor
- Driveway parking to the front
- Enclosed rear garden offering private outdoor space
- Convenient location close to shops, amenities, and commuter links
- Offered with **NO ONWARD CHAIN**, Ideal for First-Time Buyers, Downsizers & Commuters



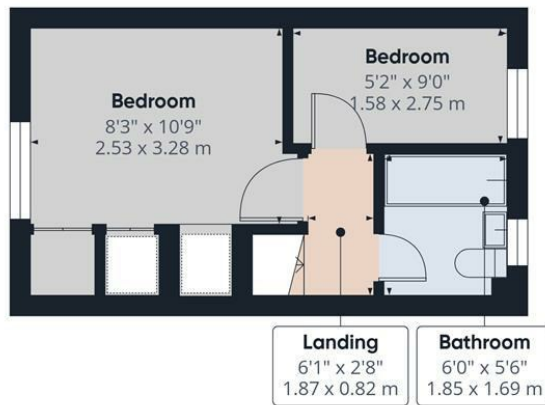




Ground Floor

Approximate total area<sup>(1)</sup>

519 ft<sup>2</sup>  
48.3 m<sup>2</sup>

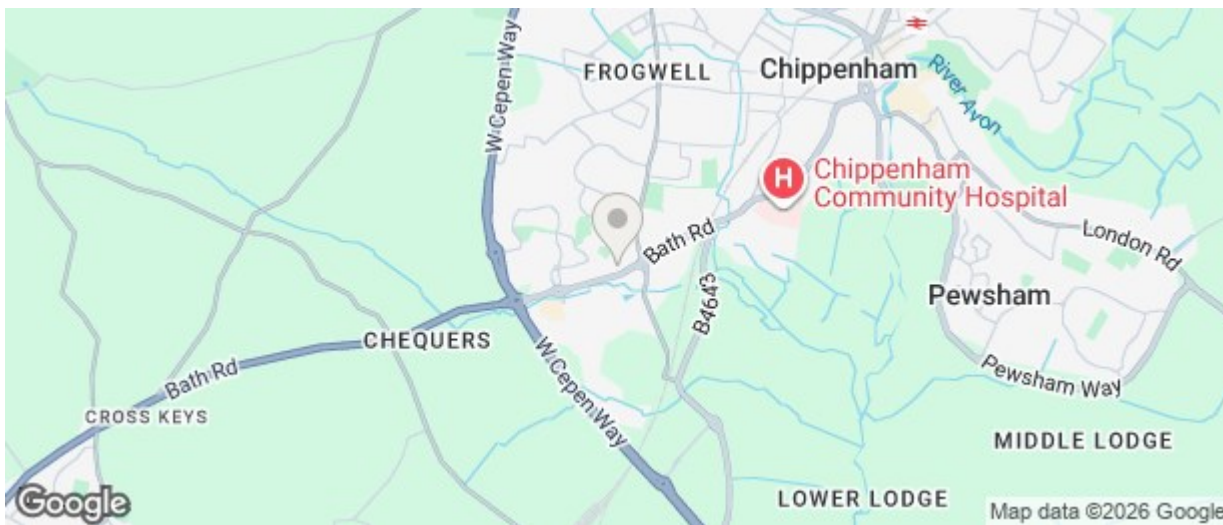


First Floor

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>86</b>
	<b>66</b>	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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