



This modern two-bedroom property is pleasantly situated within a small cul-de-sac on the highly sought-after development of Cepem Park South, offering convenient access to a range of local amenities and excellent transport links.

The well-appointed accommodation is arranged over two floors and briefly comprises an entrance hall, cloakroom, fitted kitchen, and a spacious sitting/dining room to the ground floor. To the first floor, a landing provides access to two bedrooms, both benefitting from fitted wardrobes, together with a family bathroom.

Externally, the property features a small courtyard garden to the front, an enclosed rear garden, and off-road driveway parking for two vehicles located nearby.

Offered for sale with NO ONWARD CHAIN, this property presents an excellent opportunity for first-time buyers, downsizers, or investors. An internal inspection is strongly recommended to fully appreciate all that this delightful home has to offer.

## Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

## Situation - Chippenham

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and

the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

## Property Information

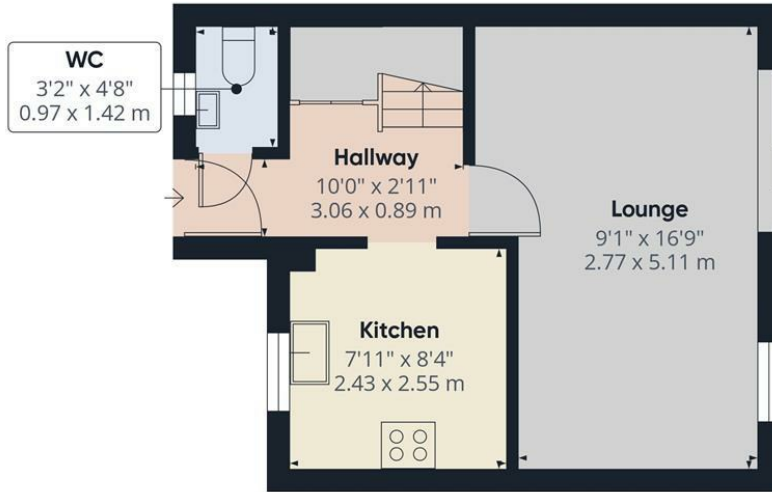
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

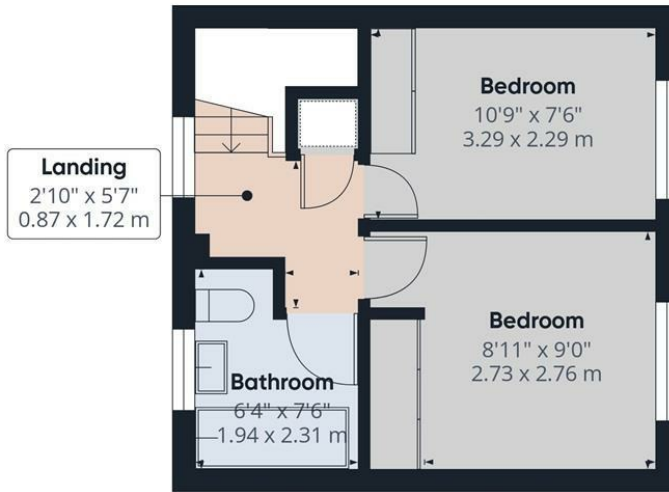
Tenure - Freehold







Ground Floor



First Floor

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

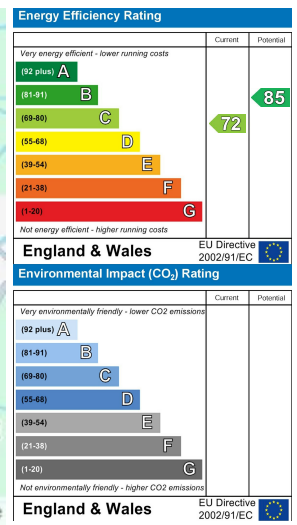
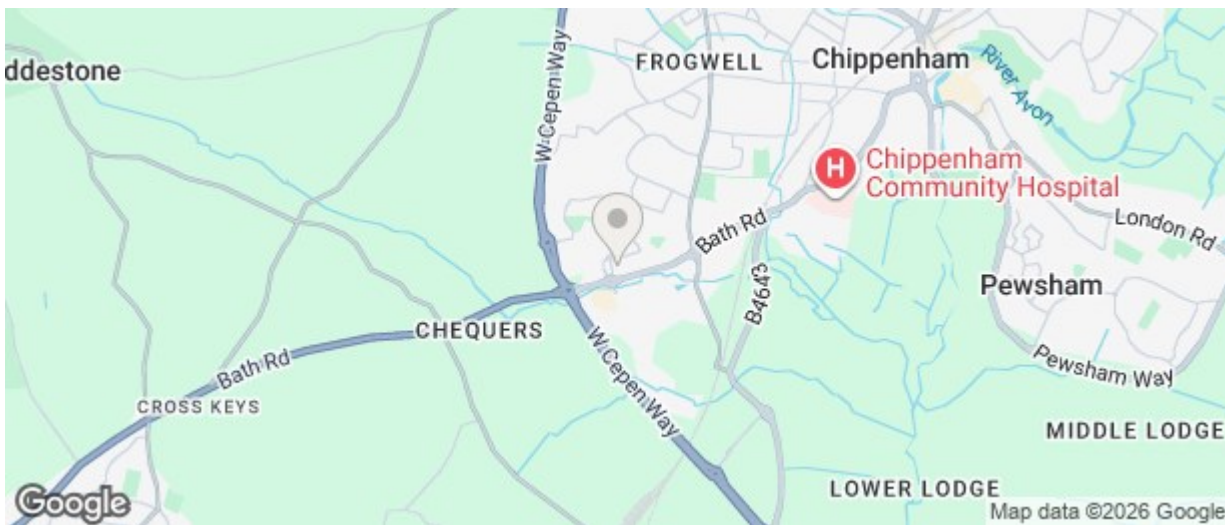
564 ft<sup>2</sup>

52.3 m<sup>2</sup>

(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.

GIRAFFE360



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