



**23 Huntingdon Way, Chippenham, SN14 0XY**

**£272,500**

**GARAGE & CONSERVATORY.** Located on the popular development of Cepen Park South offering good links to both the town centre with main line railway connection to London Paddington, and to the M4 motorway Jct 17, a three bedroom modern end terrace house. To the rear of the property there is an enclosed garden with lawn, patio and Summerhouse, gated side access leads to the garage located nearby. Further benefits include double glazing and gas central heating. **NO ONWARD CHAIN.**

### **Entrance Hallway**

Front door leads into entrance hallway, door to cloakroom and living room, radiator.

### **Cloakroom**

Double glazed window to front, W.C, hand basin, radiator.

### **Living Room 15'05" inc s/case x 13'01" (4.70 inc s/case x 3.99)**



Double glazed window to front, radiator, under stairs cupboard, stair case to first floor, two radiators.

### **Kitchen / Diner 15'04" x 8'05" (4.67 x 2.57)**



Double glazed window to rear, double glazed patio doors to conservatory, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset one and half bowl white ceramic sink, with fitted boiling tap, inset gas hob with cooker hood, fitted electric oven, washing machine, fridge/freezer, dishwasher.



### **Conservatory 11'11" x 8'01" (3.63 x 2.46)**



Double glazed conservatory, doors to garden.

### **Landing**

Access to loft, cupboard housing gas boiler.

### **Bedroom One 10'08" x 8'06" (3.25m x 2.59m)**



Double glazed window, built in wardrobes with sliding mirrored doors, radiator.

NOTE: There used to be an en suite in this bedroom. It has been removed by the current owner and wardrobes fitted. We have been advised by the owner that there is still provision for plumbing for an en suite that could be re fitted if the new owner so wished.

### **Bedroom Two 8'08" x 7'09" (2.64 x 2.36)**



Double glazed window, built in wardrobes with sliding mirrored doors, radiator.

### **Bedroom Three 9'02" x 6'04" (2.79 x 1.93)**



Double glazed window, radiator.

### **Re Fitted Bathroom**



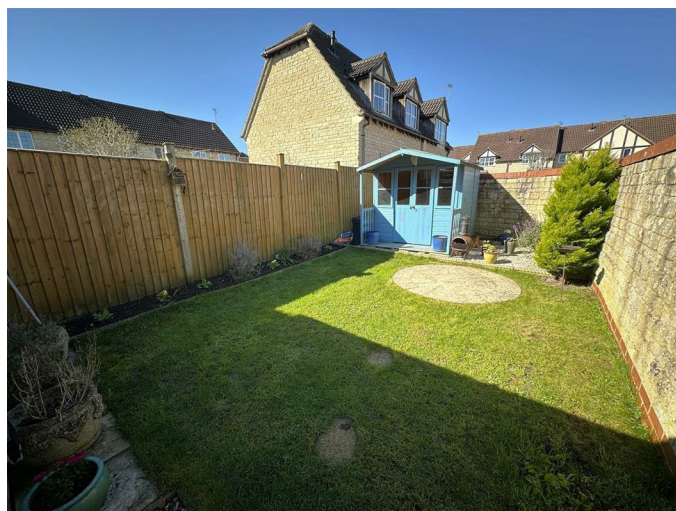
Double glazed window, walk in shower, pedestal hand basin, W.C, radiator.

### **Outside**

#### **Front**

To the front of the property there is a stone shingled area, the property fronts a small wooded copse.

#### **Rear**



To the rear there is an enclosed garden laid mainly to lawn with patio and Summer house, gated side access.



## Garage



Single Garage with up and over door. Parking space to the front.

There is a small peppercorn rent to pay annually of £0.22p. The garage is located under a coach house and is leasehold 999 Years from 30/05 1995.

## Tenure

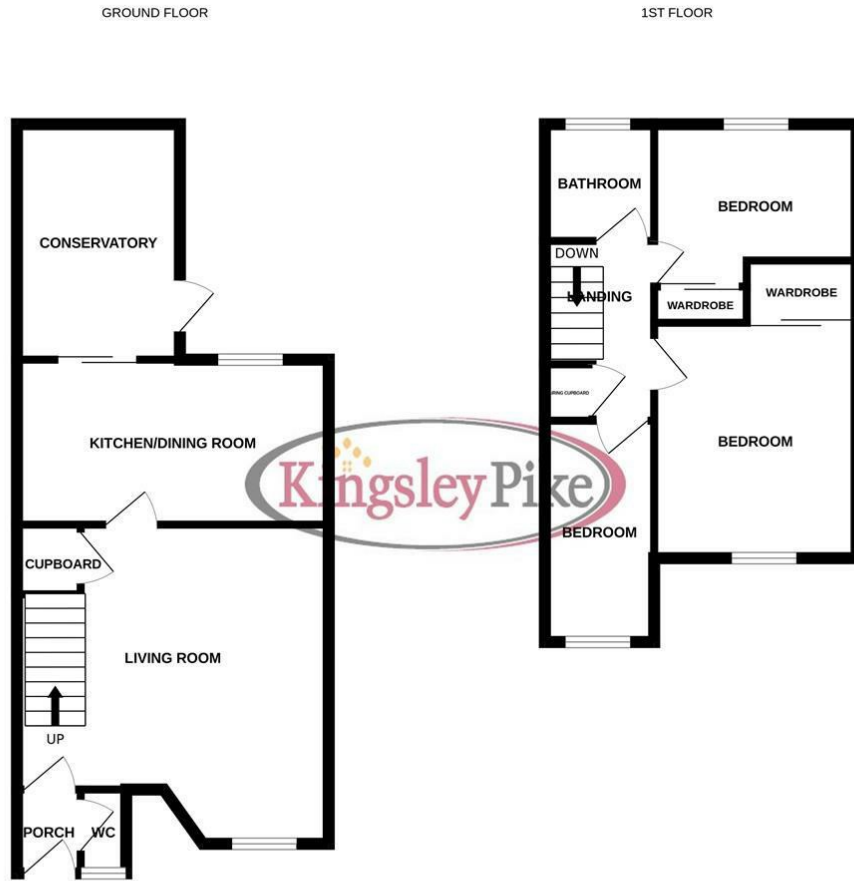
GOV.UK advise Freehold.

Garage Leasehold - 999 Years from 30/05/1995

## Council Tax Band

GOV.UK advise Band C.

# Floor Plan

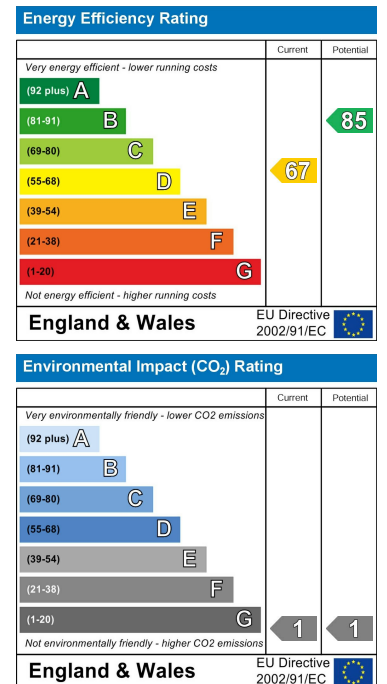


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix C2026

# Area Map



# Energy Efficiency Graph



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.

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