



**10 Thirsk Close, Chippenham, SN14 0SJ**  
**£265,000**

GENEROUS GARDEN - GARAGE - DRIVEWAY. Located within a cul de sac on the Western side of Chippenham on the Cepen Park South development an end of terrace home set within a generous corner plot. Comprising: entrance porch, lounge, kitchen/dining room, two bedrooms and bathroom.

With single garage and parking it would make an ideal investment or first time buy.

## Entrance Porch

Double glazed front door, double glazed window and opening to the lounge.

## Lounge 13'09" x 13'02" (4.19 x 4.01)



Double glazed window to the front, radiator, laminate flooring, under stairs cupboard, stairs to the first floor and door to the kitchen/dining room.



## Kitchen/Dining Room 13'09" x 8'02" (4.19 x 2.49)



Full length double glazed door leads to the garden, two double glazed windows to the rear, vinyl flooring, radiator, space for a table and chairs, modern floor and wall units, gas hob, electric oven, extractor fan, plumbing for a washing machine, integral fridge and wall mounted gas fired boiler replaced in 2021.





## Landing



Double glazed window to the side, loft access (partially boarded loft) and doors to the bedrooms and bathroom.



## Bedroom One 11'04" x 10'06" (3.45 x 3.20)



Double glazed window to the front, radiator and storage cupboard.

## Bedroom Two 10'0" x 7'11" (3.05 x 2.41)



Double glazed window to the rear, feature panelled wall and radiator.

## Bathroom 6'08" x 5'05" (2.03 x 1.65)



Double glazed window to the rear, radiator, tiled floor and walls, toilet, wash hand basin and bath with shower screen and mains shower over.

## Rear Garden



A generous corner plot that has been landscaped and enhanced by the current owners. Offering areas of lawn with stepping stones leading to an area of raised decking, pathway leading to the rear door of the garage and well stocked borders. This is a garden offering variety and depth of planting.





### **Garage**

Up and over door, power, light and personal door to the rear.

### **Driveway**

Parking for a car in front of the garage and space for a further car on the gravelled area in front of the house.

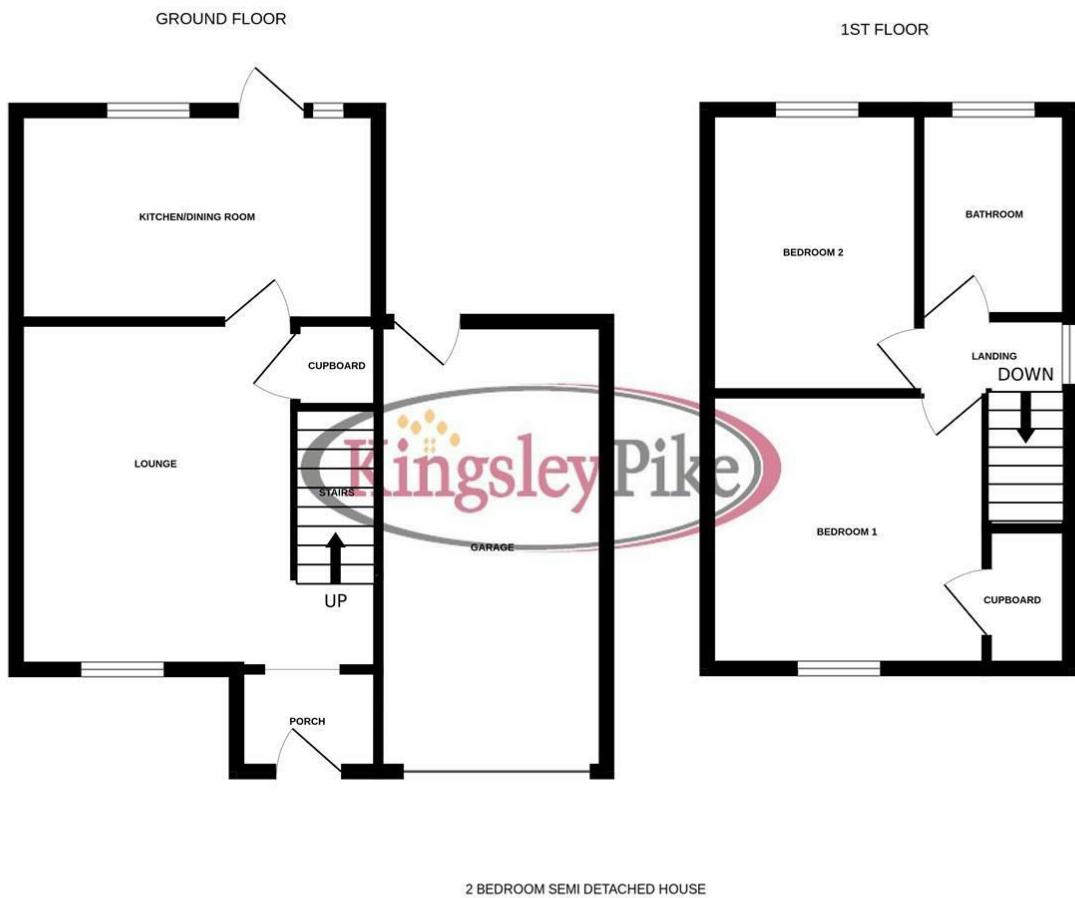
### **Tenure**

We are informed by the .gov website that the tenure of this property is Freehold.

### **Council Tax**

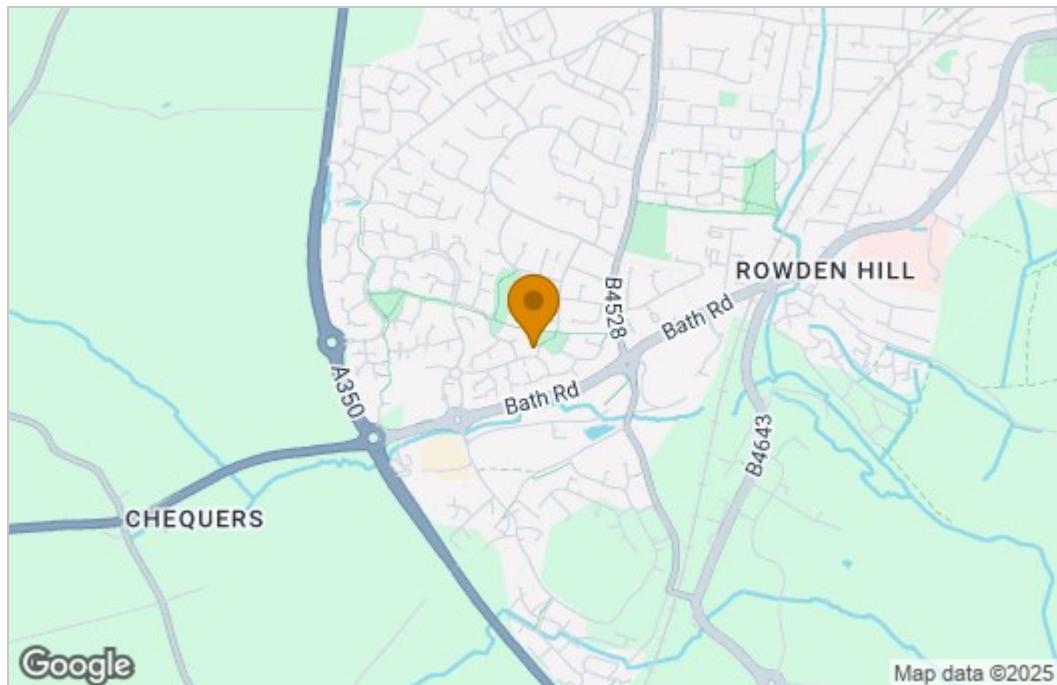
We are advised by the .gov website that the property is band C.

## Floor Plan

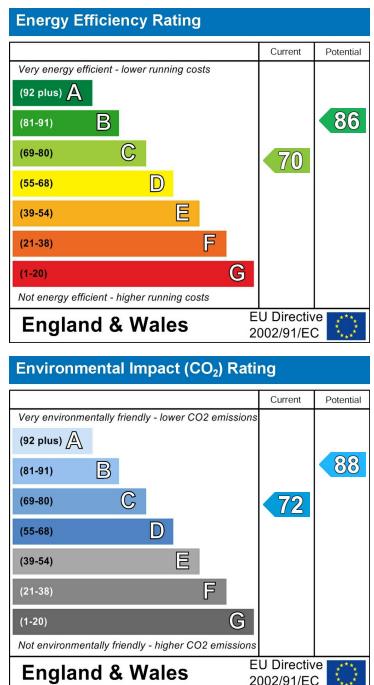


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



## Energy Efficiency Graph



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