



**6 Lingfield Close, Chippenham, SN14 0XN**  
**£255,000**

Located within a cul de sac on the ever popular Cepen Park South development, this well proportioned semi detached home offers a private rear garden and driveway parking for two cars. Internally comprising; entrance porch, lounge, kitchen/dining room, two bedrooms, bathroom and en suite shower room. Offered for sale with NO ONWARD CHAIN.

## Porch

Double glazed windows and front door, laminate flooring and door to the lounge.

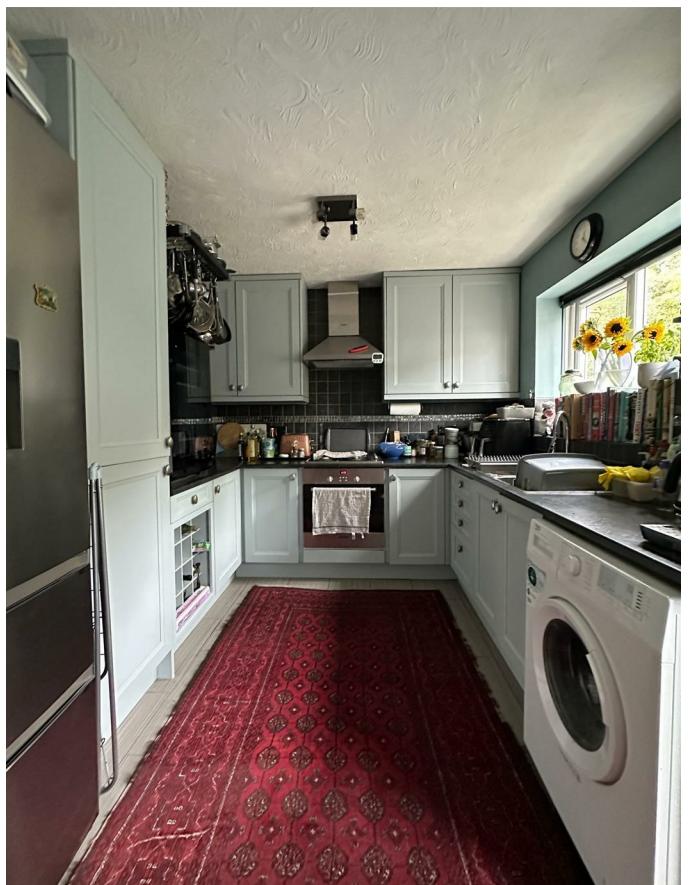
## Lounge 14'07" x 12'07" (4.45m x 3.84m)



Double glazed window to the front, laminate flooring, double glazed window to the side, stairs to the first floor and door to the kitchen/dining room.



## Kitchen/Dining Room 12'07" x 8'10" (3.84m x 2.69m)



Double glazed window and double glazed door to the rear, tiled floor, space for a table and chairs, floor and wall mounted units, stainless steel sink and drainer, gas hob, electric oven, plumbing for a washing machine, space for a fridge/freezer, tiled splashbacks and wall mounted gas fired boiler.



## Landing

Loft access, airing cupboard, doors to the bedrooms and bathroom.

**Bedroom One 12'07" x 10'02" (3.84m x 3.10m)**



Double glazed window to the front, double glazed porthole window, cupboard over the stairs, door to the en suite.

**En Suite 4'09 x 4'06 (1.45m x 1.37m)**



Double glazed window to the side, wash hand basin, toilet, shower cubicle with mains shower.

**Bedroom Two 8'02 x 7'08 (2.49m x 2.34m)**



Double glazed window to the rear and radiator.

**Bathroom 8'02" x 4'09" (2.49m x 1.45m)**



Double glazed window to the rear, radiator, toilet, bath, part tiled.

## Gardens



Laid to areas of raised decking and shingle stone with established plants and shrubs, gated access leads to the driveway.



### Tenure

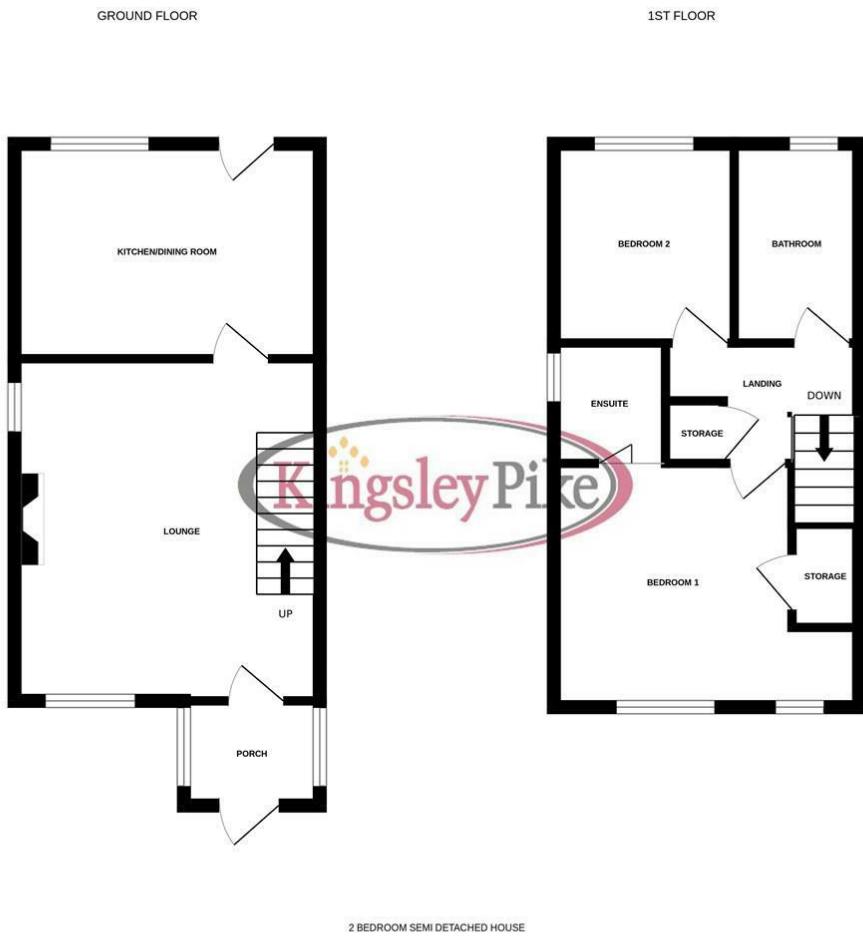
We are advised by the .GOV website that the property is Freehold.

### Council Tax

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

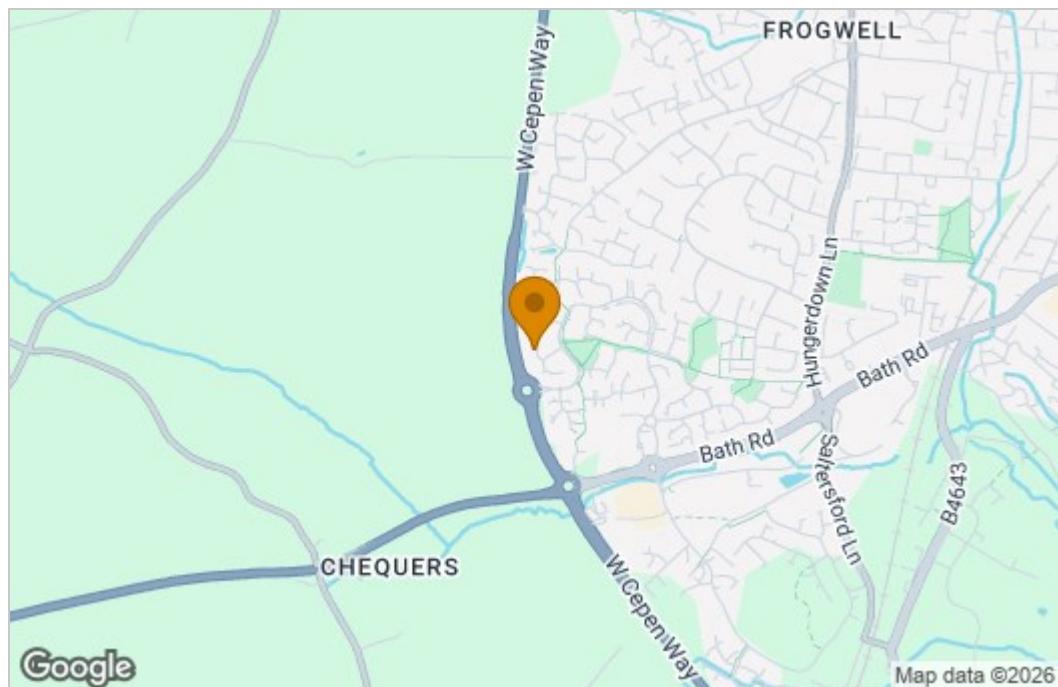


## Floor Plan

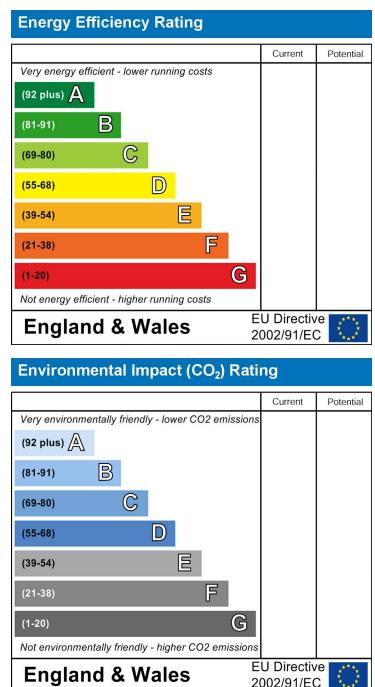


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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