



**9 Thirsk Close, Chippenham, SN14 0SJ**

**£259,950**

Located within the Cepen Park South Development on the Western side of Chippenham, this well presented and well cared for home would make a perfect first time buy. Comprising; entrance porch, lounge, modern kitchen/dining room, TWO DOUBLE BEDROOMS, modern bathroom. enclosed rear garden with patio, lawn and garden shed, SINGLE GARAGE and parking space.

## Porch



Double glazed window to the side, double glazed front door, laminate flooring, opening to the kitchen/dining room.

## Kitchen/Dining Room 12'06" x 8'00" (3.81 x 2.44)



Double glazed window to the front, laminate flooring, radiator, floor and wall mounted units, stainless steel sink and drainer, tiled splash backs, electric oven, gas hob, extractor fan, integral fridge/freezer, integral dishwasher, plumbing for a washing machine, wall mounted gas fired boiler and space for a table and chairs.

## Lounge 15'00" x 12'06" (4.57 x 3.81)



Double glazed window and double glazed door to the rear, laminate flooring, radiator, fire surround and hearth with space for an electric fire. Stairs to the first floor.

## Landing



Loft access and doors to the bedrooms and the bathroom.

### **Bedroom One 12'06" x 8'00" (3.81 x 2.44)**



Two double glazed windows to the front and radiator.

### **Bedroom Two 12'06" x 8'03" (3.81 x 2.51)**



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

### **Bathroom**



Wash hand basin with vanity storage, vinyl flooring, toilet, bath with shower screen and mains shower over. Part tiled with towel radiator.

### **Rear Garden**



Laid to patio, lawn, mature shrub borders and shingle stone with garden shed at the rear.

### **Garage**

Up and over door.

### **Parking**

Parking space in front of the garage.

### **Tenure**

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

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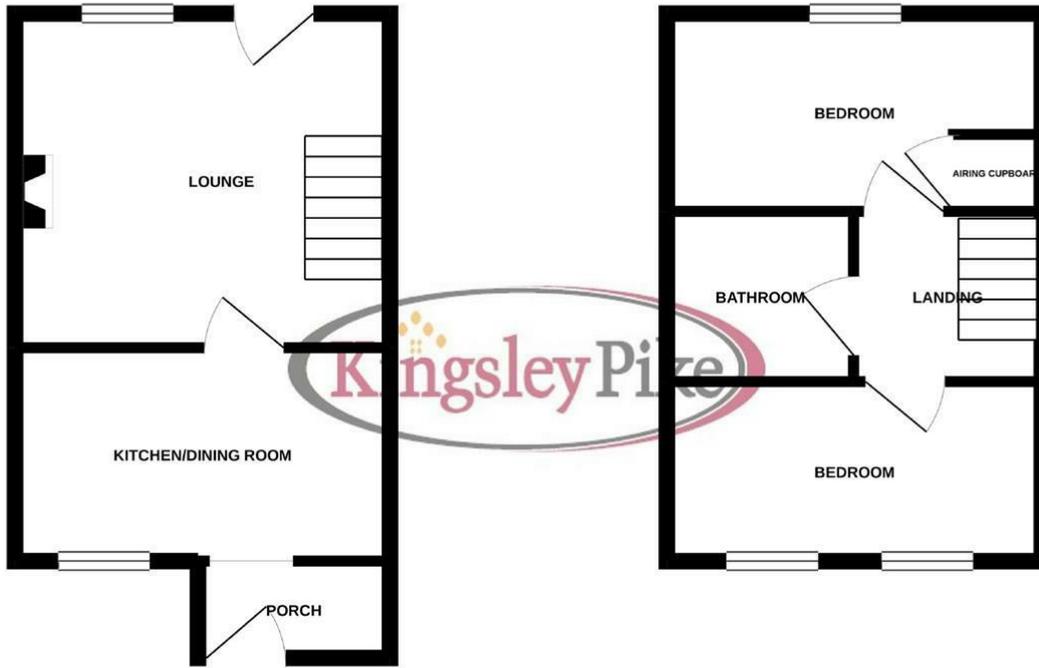
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### **Council Tax**

# Floor Plan

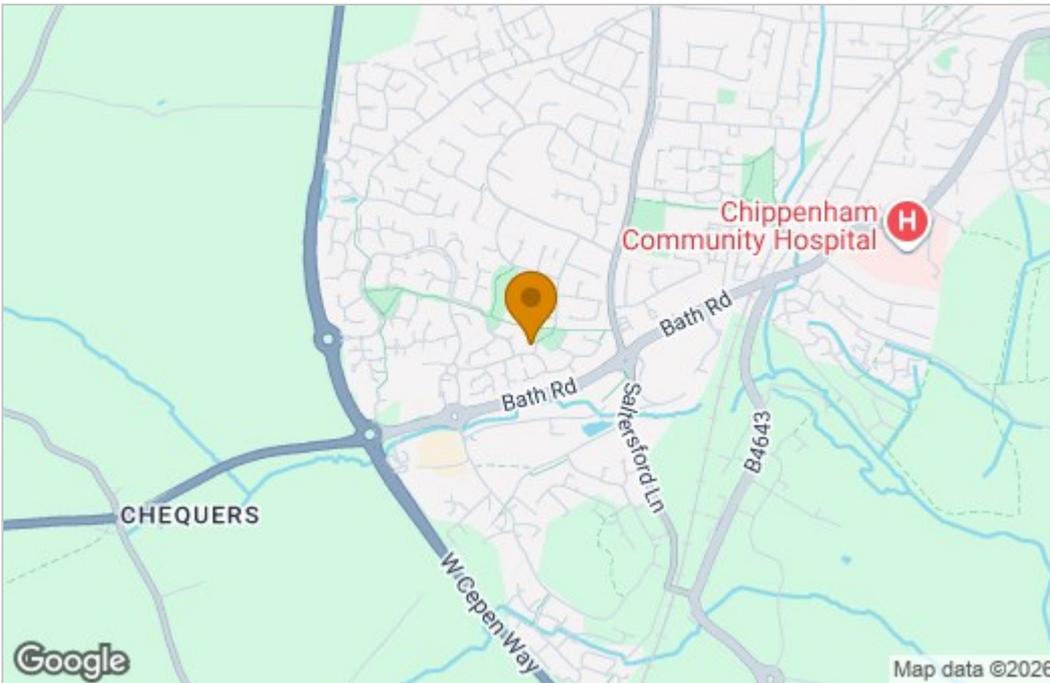
GROUND FLOOR

1ST FLOOR

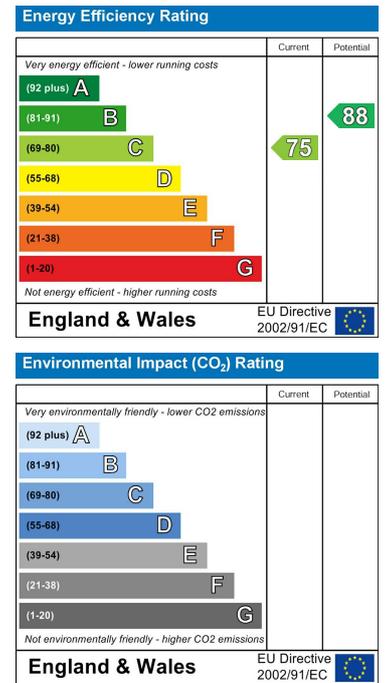


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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