







18 Stainers Way, Chippenham, SN14 6XT

Offers Over £220,000

Located at the end of a cul de sac within the popular and convenient Cepen Park North development, an ideal first time buy offered for sale with NO ONWARD CHAIN. Internally comprising; entrance porch, lounge/dining room, kitchen, two bedrooms and bathroom. To the rear a private garden and to the front two side by side parking spaces.

Stainers Way

Located at the bottom of the cul de sac the two side by side spaces are set a few meters from the front door. An entrance porch provides useful space for coats and bags with a doorway leading in to the lounge/dining room. Offering space for living and dining furniture stairs to the first floor and door in to the kitchen.

The kitchen offers a range of floor and wall mounted units, under stairs cupboard, gas hob, electric oven, extractor fan, space for a fridge/freezer, plumbing for a washing machine and space for a table & chairs. A door to the rear gives access to the private enclosed rear garden laid to patio, beds and borders, shrubs, garden shed and gated rear access.

On the first floor there is a bedroom to the front with fitted wardrobe and over stairs cupboard and to the rear a further bedroom again benefitting from fitted wardrobes.

The bathroom comprises; toilet, wash hand basin and bath with electric shower over.

An ideal first time buy in the favourable Cepen Park North development, perfect for access to the M4 motorway.

Entrance Porch

Lounge/Dining Room 14'10 x 11'07 (4.52m x 3.53m)



Kitchen/Breakfast Room 11'07 x 7'02 (3.53m x 2.18m)



Landing

Bedroom One 9'11 x 9'03 + wardrobes (3.02m x 2.82m + wardrobes)



Bedroom Two 9'10 x 7'03 + wardrobes (3.00m x 2.21m + wardrobes)



Bathroom 6'08 x 4'11 (2.03m x 1.50m)



Private Garden



Two Side By Side Parking Spaces



Tenure

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

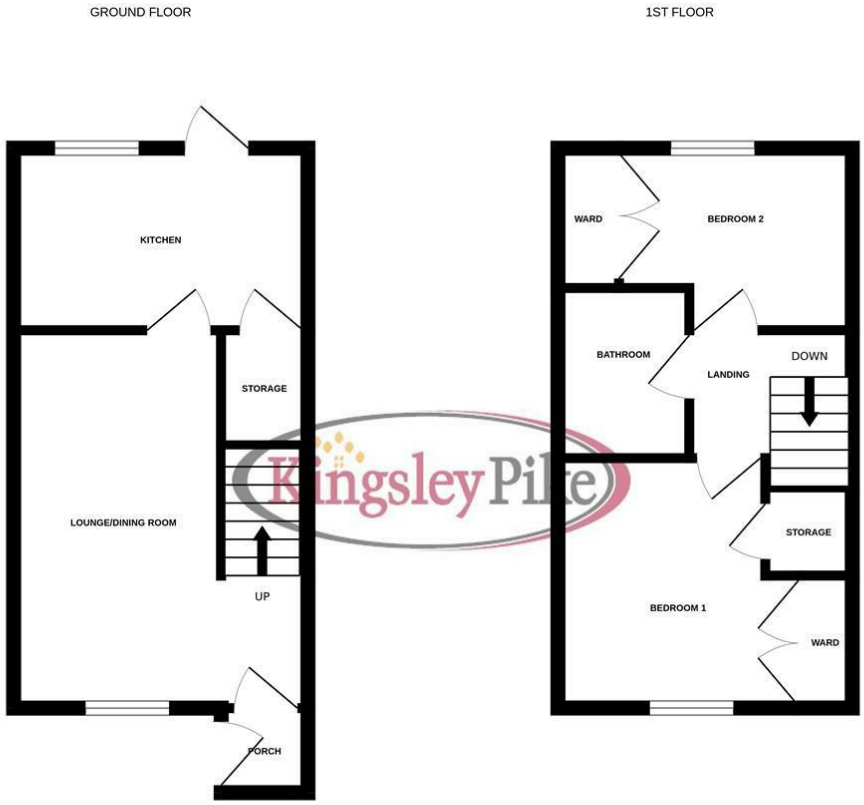
Council Tax

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

Agents Note

4 months notice given to tenant to vacate.

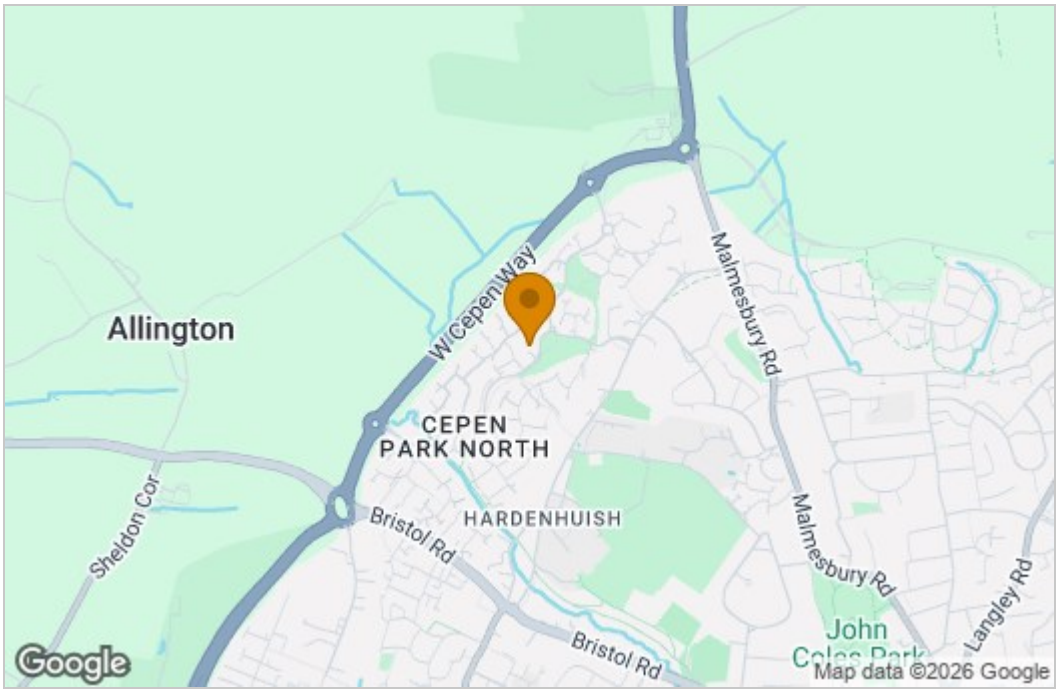
Floor Plan



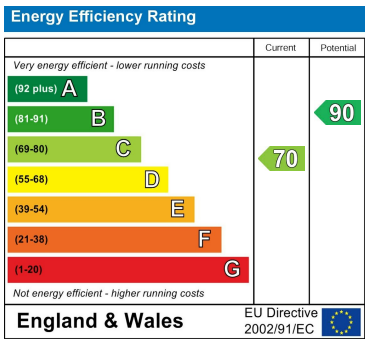
2 BEDROOM TERRACE HOUSE

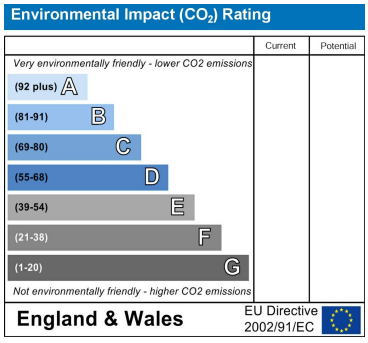
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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