



**20 Chepstow Close, Chippenham, SN14 0XP**  
**£327,500**

Located on the Western side of Chippenham, within the ever popular Cepen Park Development, a well cared for and extremely well presented semi detached home with single garage, electric roll up door and driveway parking. Internally comprising; entrance hall, lounge, kitchen/dining room, garden room with double glazed glass roof and French doors opening in to the garden, three bedrooms and modern shower room. To the rear is a landscaped garden with areas of patio, lawn, plant and shrub borders and gated access to the front. NO ONWARD CHAIN

## Entrance Hall



Double glazed window to the front, radiator, stairs to the first floor.

## Lounge 14'05" x 11'06" (4.39m x 3.51m)



Double glazed window to the front, fitted blinds, radiator, LVT flooring, glazed double doors to the kitchen/dining room.





### **Kitchen/Dining Room 14'09" x 10'02" (4.50m x 3.10m)**



Floor and wall mounted units, Neff Oven, Neff gas hob, extractor fan, one and a half bowl sink and drainer, space for a washing machine, space for a fridge/freezer, water softener, "Clear Water Tap" with filtered/hot/boiling water, under stairs cupboard, radiator, LVT flooring, opening and set of patio doors to the garden room.

## **Garden Room 13'10" x 8'07" maximum (4.22m x 2.62m maximum)**



Installed 2019 double glazed windows, double glazed French doors, double glazed roof, Oak sills, radiator and LVT flooring.

## **Landing**

Loft access, doors to all bedrooms, shower room and storage cupboard.

## **Bedroom One 14'10" x 8'08" minimum (4.52m x 2.64m minimum)**



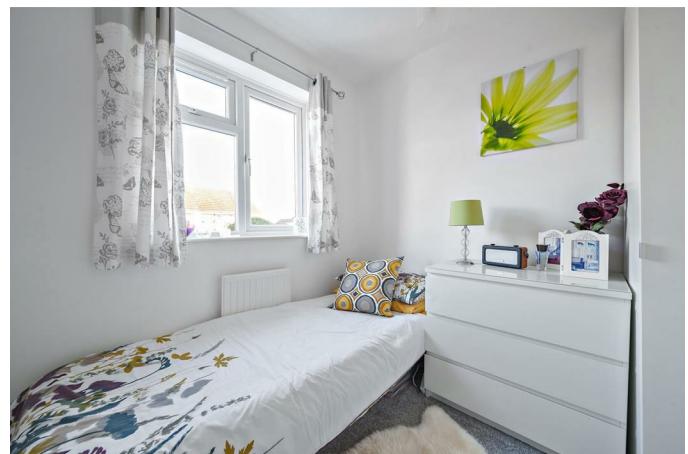
Double glazed window to the front, radiator and cupboard over the stairs.

## **Bedroom Two 9'01" x 7'04" (2.77m x 2.24m)**



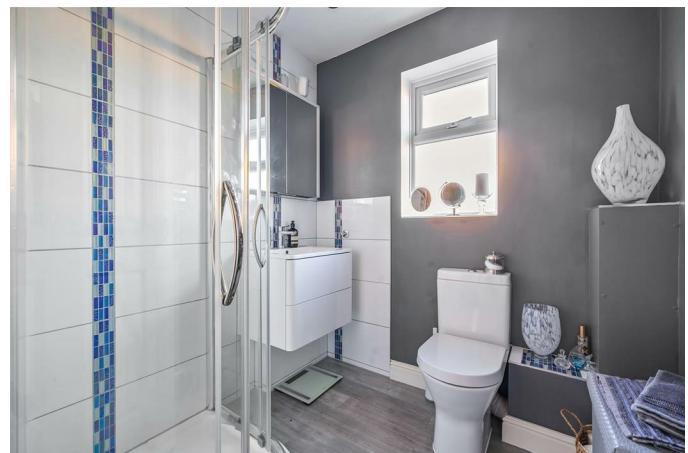
Double glazed window to the rear and radiator.

## **Bedroom Three 7'07" x 7'04" (2.31m x 2.24m)**



Double glazed window to the rear and radiator.

## **Shower Room 6'04" x 6'01" (1.93m x 1.85m)**



Double glazed window to the side, towel radiator, wash hand basin, vanity storage, toilet, shower cubicle with mains shower, part tiled, led mirror with Bluetooth connectivity.

## **Gardens**



The well maintained and well stocked gardens have been landscaped to offer areas of lawn and patio with plant and shrub borders, composite fencing to two sides, garden lighting, gated side access and

personal door in to the garage. The summer house is not included in the sale but could be included by separate negotiation.



### **Driveway**

Private driveway offering parking for a car in front of the garage. Further parking could be created on the front gardens.

### **Garage**

Electrically operated roll up door with power and personal door to the side.

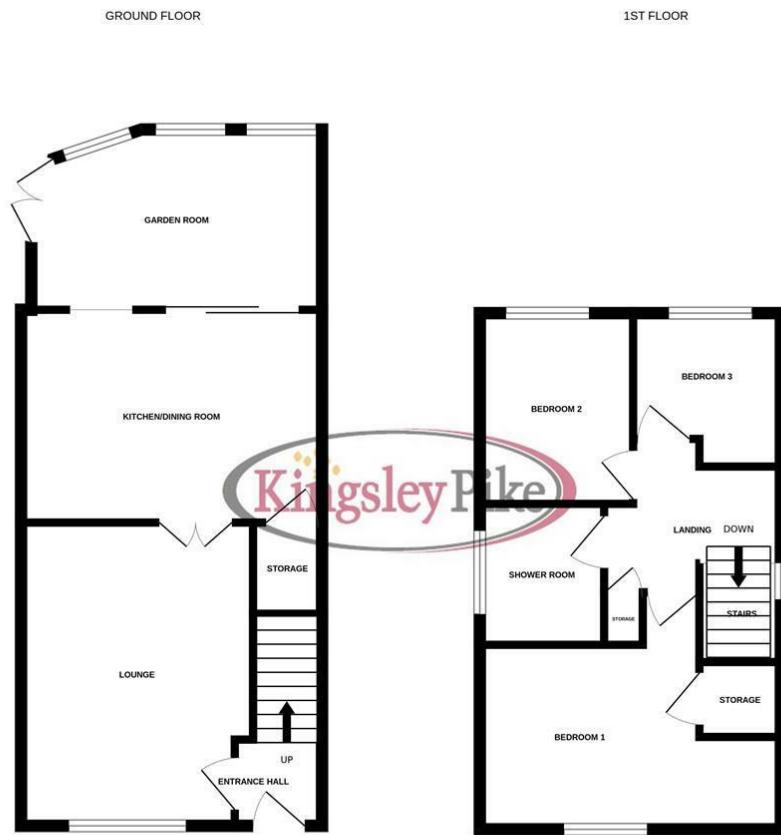
### **Tenure**

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

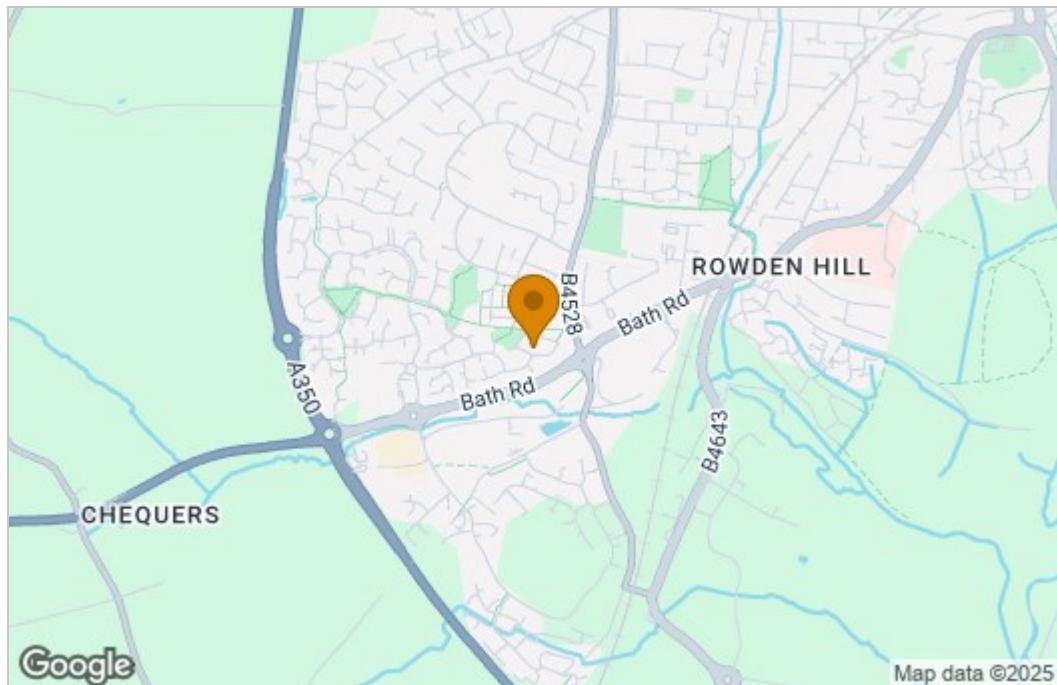
## Floor Plan



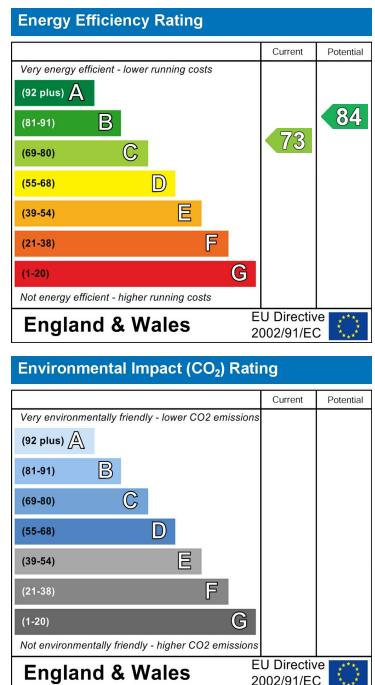
3 BEDROOM SEMI DETACHED HOUSE

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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metope C2025

## 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.