

2 Beverley Way, Chippenham, SN14 0XS

VENDOR SUITED! A much improved and well presented two bedroom house ideally situated in the sought after area of Cepen Park South offering easy access to a wide range of amenities. The accommodation offers an entrance hall, sitting room leading through to a dining area with patio doors leading out to the garden, a refitted kitchen with high gloss units and integrated appliances, a good size master bedroom with built-in storage, second bedroom and a quality refitted shower room. Other benefits include replacement uPVC double glazing and gas central heating with a replacement Worcester gas fired combination boiler. To the rear is a pleasant enclosed south facing garden with patio area and lawn. gated rear access then leads to two allocated parking spaces.

Situation

The property is situated on the Cepen Park South development which is on the western side of town close to superstores, supermarket, schools and numerous other amenities. There is easy access to the bypass providing swift connection to M4 J.17. The town centre with mainline rail station is c.1 mile.

Canopied Porch

Outside storage cupboard. uPVC double glazed entrance door to:

Entrance Hall

Radiator. Stairs to first floor. Door to:

Sitting Room

uPVC double glazed window to front. Radiator. Luxury vinyl tiled floor. Storage cupboard. Opening through to:

Dining Area

uPVC double glazed sliding patio doors to rear. Radiator. Luxury vinyl tiled floor. Door to:

Refitted Kitchen

uPVC double glazed window to rear. Range of high gloss cupboard base units and matching wall mounted cupboards. Work surfaces with splash backs and inset single bowl single drainer sink unit with spray mixer tap. Built-in stainless steel gas hob and electric oven with stainless steel extractor over. Integrated slimline dishwasher, fridge, washer/dryer and microwave. Cupboard housing replacement gas fired Worcester combination boiler. Luxury vinyl tiled floor.

First Floor Landing

Access to roof space with ladder. Radiator. Deep storage cupboard. Doors to:

GOODMAN WARREN BECK

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£247,500

Bedroom One

Two uPVC double glazed windows to front. Radiator. Built-in wardrobe. Overstairs storage cupboard.

Bedroom Two

uPVC double glazed window to rear. Radiator.

Refitted Shower Room

Obscure uPVC double glazed window to rear. Chrome ladder radiator. Shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Spotlights. Extractor.

Outside

Front Garden

Path to front door. Gravelled area and slate chippings area with shrub border.

Rear Garden

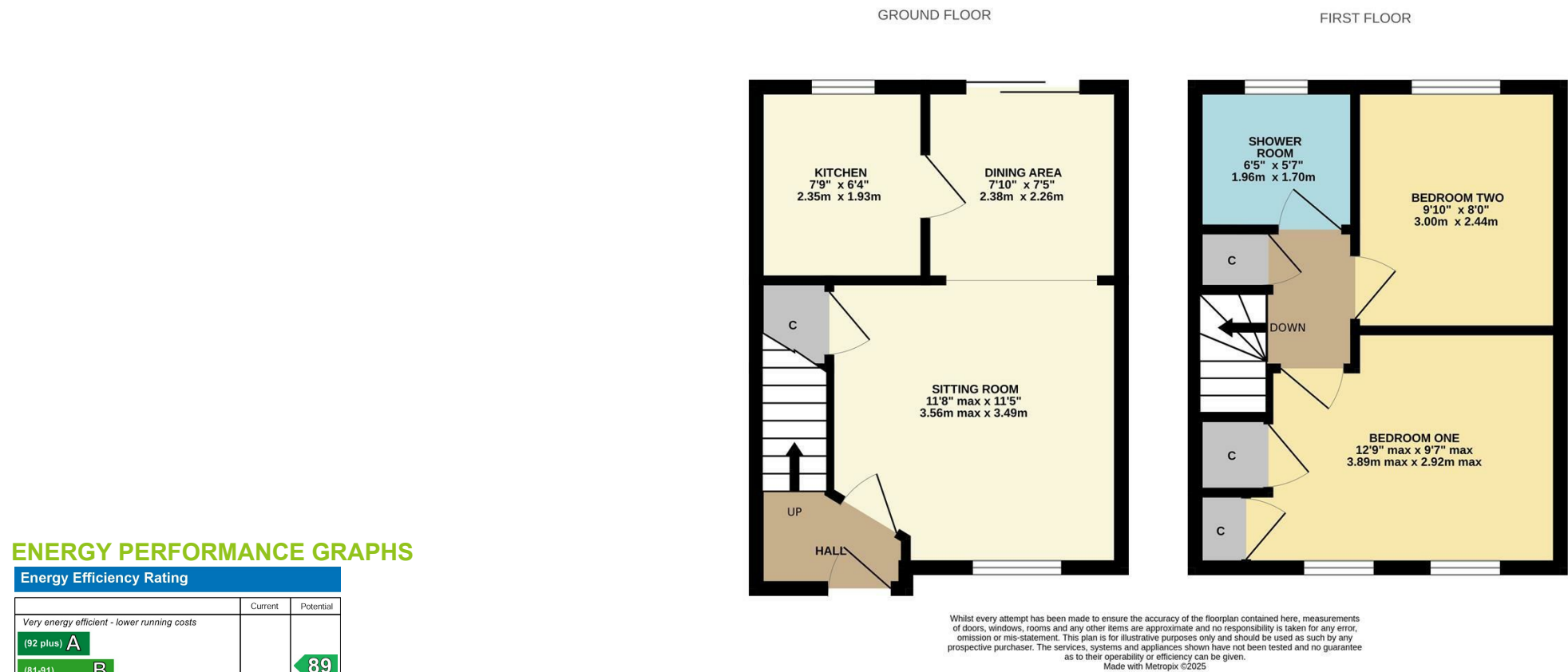
Enclosed south facing garden enclosed by facing with gated rear access. Full width patio area with lawn beyond, shrub border and trees. Outside tap.

Parking

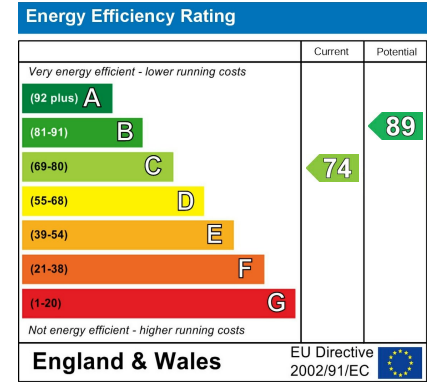
Two allocated parking spaces, one through the rear gate to the left and a further space opposite.

Directions

Take the A4 Bath Road from the town centre. At the Pheasant roundabout proceed straight over, then over the next roundabout, then at the next roundabout turn right. Turn right at the next roundabout into Sandown Drive then right at the mini roundabout into Beverley Way. The property will be found immediately on the left.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

DISCLAIMER: 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 firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)