



20 Cheltenham Drive, Chippenham, SN14 0SE

NO ONWARD CHAIN! An improved and well presented two bedroom end of terrace on a good sized plot in a cul-de-sac within the sought after area of Cepen Park South. The accommodation offers an entrance hall, sitting room with useful understairs storage cupboard, refitted kitchen/dining room with a range of units, two bedrooms and a refitted bathroom with over bath shower. Other benefits include uPVC double glazing and gas central heating with replacement radiators and an updated Vaillant boiler in 2022 with a 10 year warranty. The property has a generous frontage with driveway providing ample off road parking and potential to create further parking. To the rear is a good size enclosed garden laid mainly to lawn. NO ONWARD CHAIN

Situation

The property is ideally situated in a cul-de-sac within the popular 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 also easily accessible.

Accommodation Comprising:

uPVC double glazed entrance door to:

Entrance Hall

Radiator. Stairs to first floor. Door to:

Sitting Room

uPVC double glazed window to front. Radiator. Understairs storage cupboard. Door to:

Kitchen/Dining Room

uPVC double glazed window and door to rear. Radiator. Wood laminate flooring. Range of drawer and cupboard base units with matching wall mounted cupboards. Space for cooker with stainless steel extractor over. Space and plumbing for automatic washing machine. Worksurface with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for fridge. Wall mounted gas fired combination boiler. Gas and electric points for cooker.

First Floor Landing

Access to roof space. Cupboard housing hot water tank with pump for shower. Doors to:

Bedroom One

uPVC double glazed window to front. Radiator. Built-in cupboard.

Bedroom Two

uPVC double glazed window to rear. Radiator.

Refitted Bathroom

Obscure uPVC double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap and power shower over with screen. Aqua panels. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas. Tiled floor. Extractor.

Outside

Front Garden

Generous frontage with good size driveway providing off road parking. Lawn and gravelled area with shrubs offering potential to create further off road parking if desired.

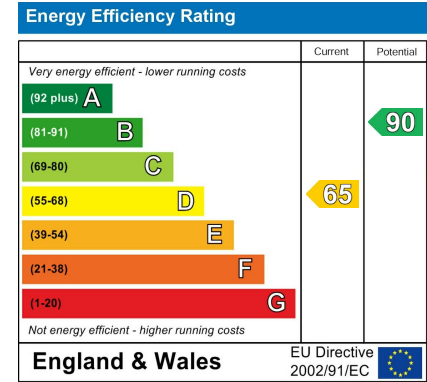
Rear Garden

Enclosed by fencing with gated side access. Laid mainly to lawn with patio and gravelled area. Security lights to the side and rear which can be controlled by remote control.

Directions

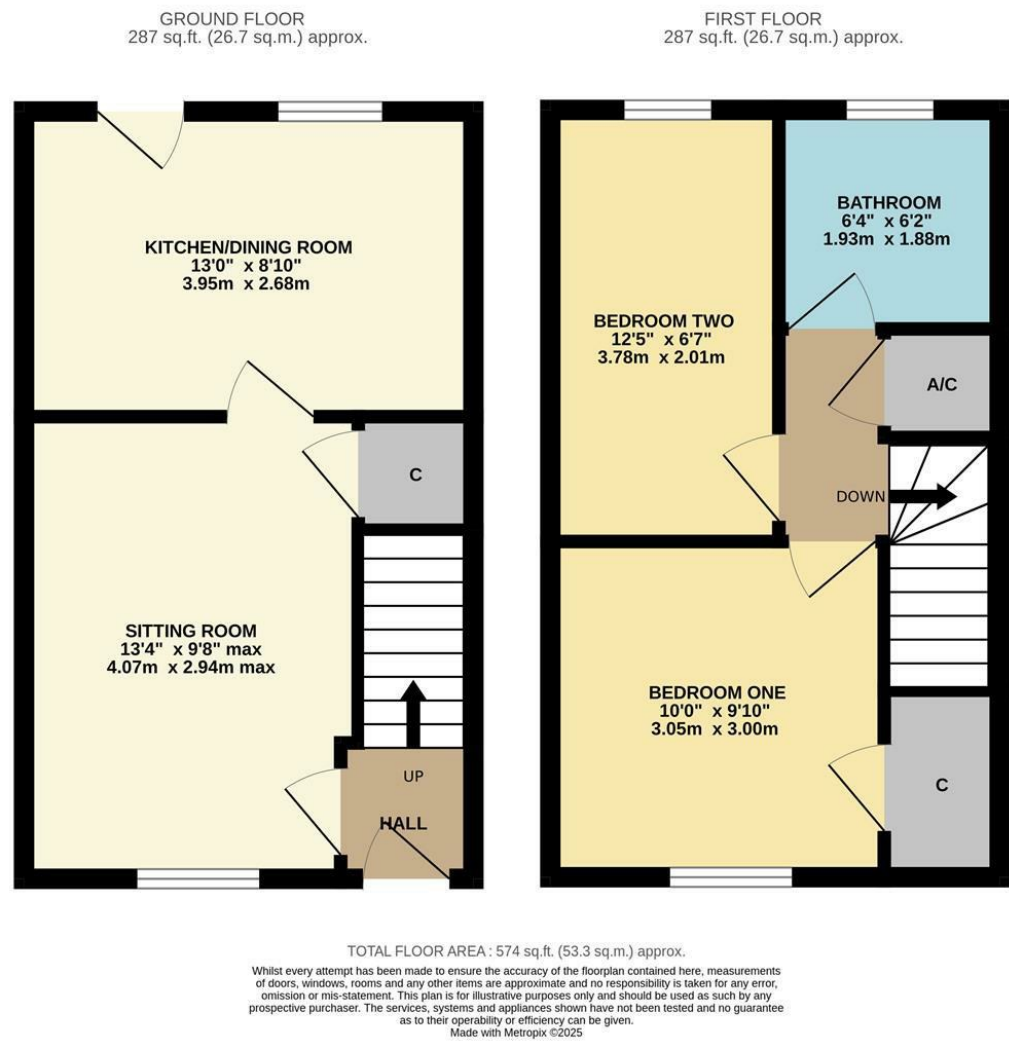
Head out of town on the Bath Road up Rowden Hill and follow the signs for Bath. Continue straight over the roundabout by the Pheasant Pub and at the next roundabout turn right by Sainsbury's. Turn right at the next roundabout into Newbury Drive then at the T junction turn right into Cheltenham Drive where the property can be found on the right hand side.

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)