



7 Sedgefield Way, Cepen Park South, Chippenham, Wiltshire, SN14 0YW
£239,950

With accommodation arranged over three floors, offering three double bedrooms, family bathroom and en suite shower room to the main bedroom this well presented and modern terrace home is a must view. The ground floor is open plan with patio doors opening on to the South Westerly facing rear garden. There is driveway parking to the front.

- **Terrace House - Three Floors**
- **Three Double Bedrooms**
- **Lounge Area**
- **Kitchen/ Dining Area**
- **Bathroom & En Suite**
- **South Westerly Rear Garden**
- **Driveway Parking**
- **Cul De Sac Setting**

Hall

Staircase to first floor, radiator and door to the lounge.

Lounge Area 13'0" x 12'4" (3.96m x 3.76m)

Double glazed window to front, radiator, under stairs cupboard, open to the kitchen/dining area.



Kitchen/Dining Area 15'04" x 8'05" (4.67m x 2.57m)

Double glazed window to rear, double glazed sliding patio doors to garden, work tops with inset sink and drainer, a range of cupboards and drawers under and over, plumbing and space for washing machine, inset gas hob and fitted electric oven, cooker hood, space for fridge/freezer.



Landing

Doors to bedroom one, two and bathroom, stair case to second floor.

Bedroom One 9'11" x 9'09" (3.02m x 2.97m)

Double glazed window to rear, built in wardrobe, radiator, door to en suite.



En Suite 5'11" X 5'01" (1.80m X 1.55m)

Obscured double glazed window to rear, corner shower cubicle, wash hand basin, toilet and towel radiator.

Bedroom Two 9'07" x 8'09" (2.92m x 2.67m)

Double glazed window to front, built in wardrobe, radiator.



Bathroom

Obscured double glazed window to front, panelled bath with mixer shower attachment, wall mounted towel radiator, toilet and part tiled walls.

Second Floor

Door to bedroom three.

Bedroom Three 13'10" x 10'11" (4.22m x 3.33m)

Two skylight windows, one to front and one to rear, two radiators, built in wardrobe housing gas boiler and storage cupboard.



Garden

To the rear is an enclosed South Westerly facing garden, laid to areas of raised decking, shingle stone and lawn with mature plant, shrubs and garden shed.



Driveway

To the front of the property is off road parking.

Tenure

We are informed by the seller that the tenure of this property is Freehold.

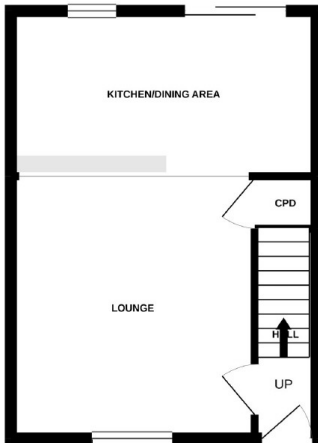
Viewing

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

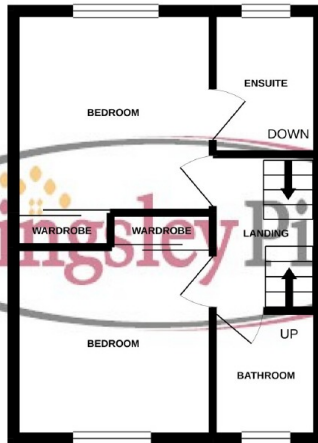
Opening Times

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

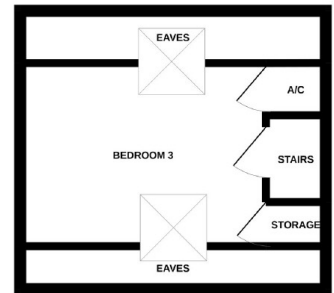
GROUND FLOOR



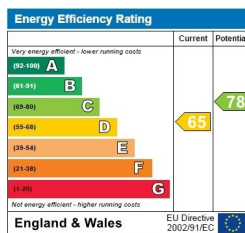
1ST FLOOR



2ND 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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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



"Local Knowledge Quality Service"

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