



23 Huntingdon Way, Chippenham, Wiltshire, SN14 0XY
£269,950

Located on the popular development of Cepen Park South, a three bedroom modern end terrace. The accommodation briefly comprises: Entrance hall, living room, kitchen / breakfast, conservatory, three bedrooms, bathroom and en suite. To the rear of the property there is an enclosed garden and to the front the property offers a good degree of privacy overlooking a small copse. There is a garage with up and over door and parking space in front. The property benefits from double glazing and gas central heating. NO ONWARD CHAIN.

- **Modern End Terrace House**
- **Three Bedrooms**
- **Cloakroom**
- **Living Room**
- **Kitchen / Breakfast Room**
- **Gas C.H & D.GL**
- **Enclosed Garden**
- **Garage and Parking**

Entrance Hallway

Front door leads into entrance hallway, door to cloakroom and living room.

Cloakroom

Double glazed window to front, W.C, hand basin, radiator.

Living Room 15'05" inc s/case x 13'01" (4.70m inc s/case x 3.99m)

Double glazed window to front, radiator, under stairs cupboard, stair case to first floor, two radiators.

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

Double glazed window to rear, double glazed patio doors to conservatory, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, inset electric hob with cooker hood, fitted electric oven, plumbing and space for washing machine, space for fridge/freezer.



Conservatory 11'11" x 8'01" (3.63m x 2.46m)

Double glazed conservatory, gas convector heater, doors to garden.



Landing

Access to loft, cupboard housing gas boiler.

Bedroom One 8'09" x 8'06" (2.67m x 2.59m)

Double glazed window, built in wardrobes with sliding mirrored doors, radiator.



En Suite Shower

Double glazed window, fully tiled shower cubicle, pedestal hand basin, W.C.

Bedroom Two 8'08" x 7'09" (2.64m x 2.36m)

Double glazed window, built in wardrobes with sliding mirrored doors, radiator.



Bedroom Three 9'02" x 6'04" (2.79m x 1.93m)

Double glazed window, radiator.



Bathroom

Double glazed window, shower, pedestal hand basin, W.C, radiator.

Outside



Front

To the front of the property there is a stone shingled area, the property fronts a small wooded copse.

Rear

To the rear there is an enclosed garden laid mainly to lawn with patio, gated side access.



Garage

Single Garage with up and over door. Parking space to the front.



Tenure

We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

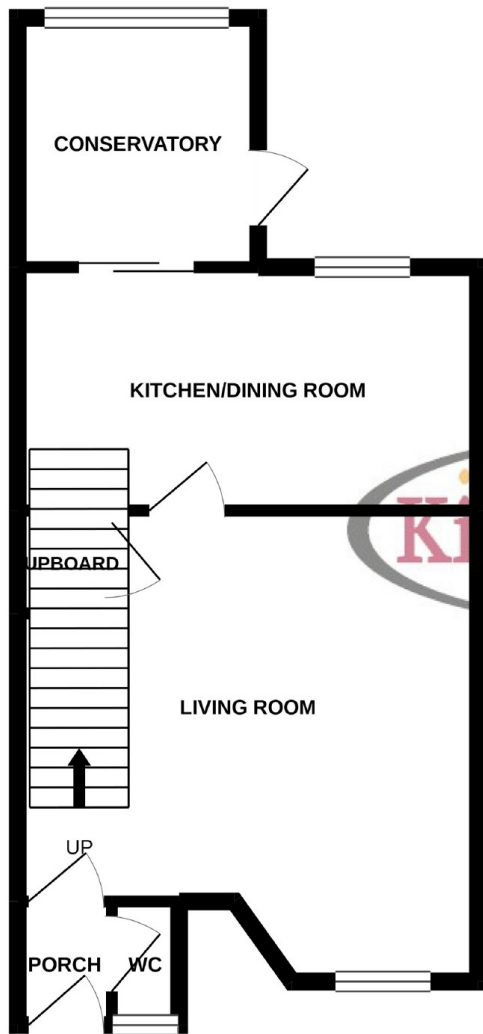
Viewing

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

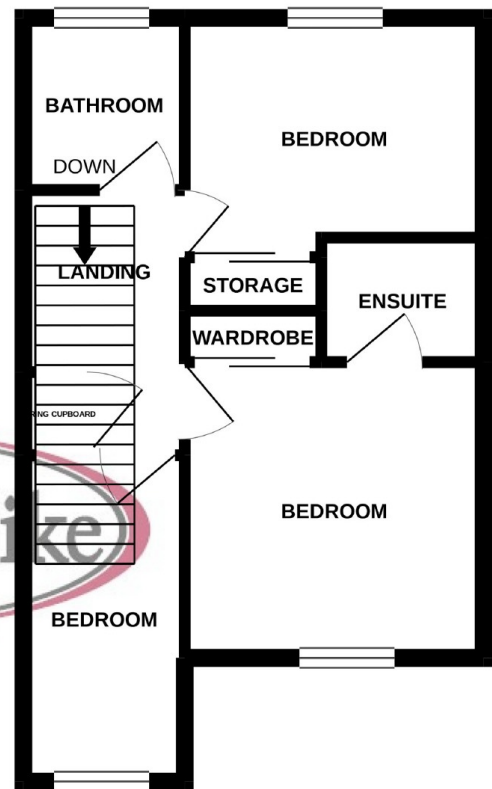
Opening Times

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

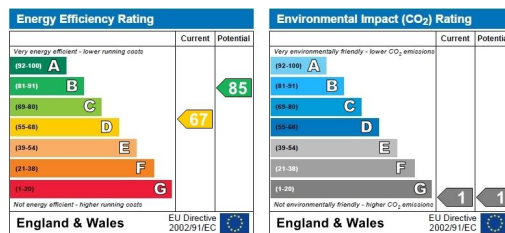
GROUND FLOOR



1ST 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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