



Hamilton Drive, Chippenham  
Chippenham, SN14 0XW

**STRAKERS**

24 Hamilton Drive, Chippenham,  
Wiltshire, SN14 0XW

Well presented two bedroom semi-detached property with garage and off road parking set in a popular residential area.

- Cul De Sac Location
- Sought After Development
- Fantastic FTB / Investment
- Two Bedroom Semi Detached
- Beautifully Presented
- Bathroom & En-Suite
- Garage & Driveway
- South Facing Garden
- No Onward Chain

Guide Price £220,000



Well Presented two bedroom semi detached property with a garage and south facing rear garden situated in a cul de sac location on the sought after Cepen Park South development within easy access of the M4 motorway, A4 & A420. The property offers spacious accommodation arranged over two floors comprising entrance porch, living room with stairs rising to the first floor, fitted kitchen/dining room with a range of wall and base units and built in oven, hob & extractor, two bedrooms, master with en-suite and a bathroom. Further benefits include gas fired central heating. To the rear is an enclosed, south facing garden laid mainly to lawn with patio terrace whilst to the side is a garage and driveway providing off road parking. The property would make a fantastic first time buy or investment purchase and an internal viewing is highly recommended. NO ONWARD CHAIN.

### Situation

Cepen Park South is a sought after development well placed for access to the A4, A420 and the M4 motorway thus offering good motor commuting to the larger centres of Bath, Bristol, Swindon and London. The development has a large Sainsburys supermarket with a pharmacy along with two of the town's highly reputable senior schools are within easy reach. A more comprehensive range of amenities are to be found in the nearby town centre including a mainline railway (London-Paddington), college and sports facilities.

Property Information  
Council Tax Band; C

Freehold

Mains Services

Gas Fired Central Heating

EPC Rating; D

No Onward Chain



## Floor Plan

Approx. 56.9 sq. metres (612.6 sq. feet)



Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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