



SCOTT WINDLE POWERED BY **exp** TM UK

@ scott.windle@exp.uk.com

scottwindle.exp.uk.com

📞 07838 311 550

Sutherland Crescent, Chippenham

Offers Over £300,000

3 1 2



Reference; SW0341. Three bedroom semi detached house pleasantly situated on the sought after Cepen Park North development offering excellent access to the M4 motorway, A4, A420, highly regarded schools and the Town Centre with mainline railway station. The accommodation is arranged over two floors and in brief comprises; Entrance hallway, cloakroom, lounge, dining room with doors opening to the garden and a kitchen. To the first floor are three bedrooms and a family bathroom. Externally there is a single garage and a pretty garden laid to lawn with patio terrace. The property offers a tremendous amount of potential and would be ideal for buyers who would like to put their own stamp on a property and make it their home and benefits from having newly fitted UPVC double glazed windows. An internal viewing is highly recommended. No onward chain.

Situation

The highly sought after development of Cepen Park North offers excellent access to the major centres of Bath, Bristol, Swindon and London via the M4, A4 & A420. Just a short walk away are two of the towns highly reputable secondary schools along with Morrisons supermarket. A more comprehensive range of amenities can be found in the nearby town centre including the mainline railway station (London-Paddington), a range of shops, café's and restaurants, public library, college and sports facilities.

***** PLEASE QUOTE REFERENCE; SW0341 *****

Property Information

Freehold

Council Tax Band; C

Gas Fired Central Heating

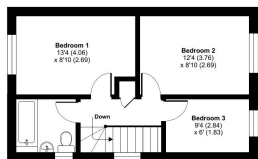
EPC Rating; C

No Onward Chain

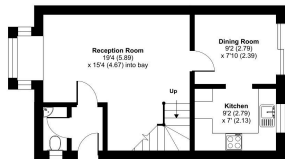


Sutherland Crescent, Chippenham, SN14

Approximate Area = 810 sq ft / 75.2 sq m
 Garage = 176 sq ft / 16.3 sq m
 Total = 981 sq ft / 91.1 sq m
 For identification only - Not to scale



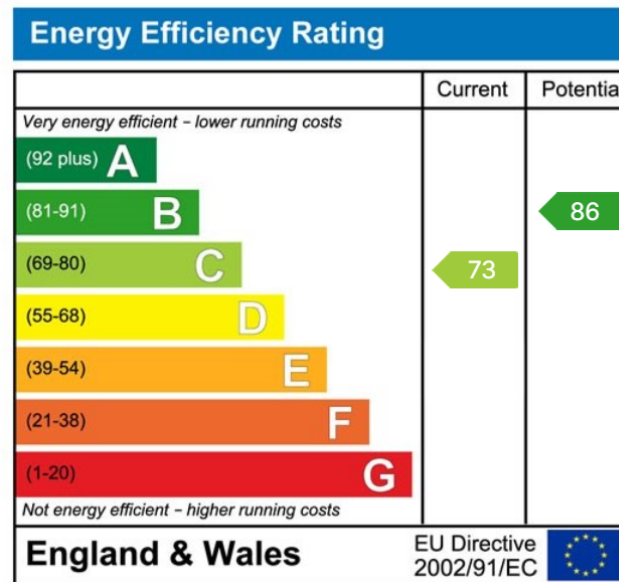
FIRST FLOOR



GROUND FLOOR

Plan also produced in accordance with BSIC Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Accession), October 2023. Prepared for eXp World UK Limited by eXp - REF: 1211022

- Please Quote Reference SW0341
- Semi Detached House
- Two Reception Rooms
- Single Garage
- Newly Fitted UPVC double Glazed Windows
- Sought After Cepen Park North Development
- Three Bedrooms
- Downstairs Cloakroom & Family Bathroom
- Excellent Access To M4, A4, A420 & Highly Regarded Schools
- No Onward Chain



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