





📍 17 Blackberry Close, Chippenham, SN14 6RG

🏠 Price Guide £270,000

A beautifully presented, modern two-bedroom semi-detached home, offering a single garage, off-street parking, and a desirable position within a quiet cul-de-sac.

- Stunning Two-Bedroom Semi-Detached Home on the Popular West Side of Chippenham
- Beautifully Presented with a Charming Enclosed Rear Garden
- Single Garage and Off-Street Parking
- Peaceful Cul-De-Sac Location
- Generous Kitchen/Diner with Direct Access to the Rear Garden - Perfect for Entertaining
- Two Well-Proportioned Bedrooms, Including a Principal Bedroom with En-Suite
- Conveniently Located Near Local Amenities
- A Short Drive to the Town Centre, and Mainline Railway Station
- Excellent Access to Major Road Networks

🏠 Freehold

🏠 EPC Rating D





The accommodation comprises an inviting entrance hall, a stylish sitting room with built-in furniture, and a generous kitchen/diner with direct access to the attractive rear garden, perfect for entertaining. To the first floor are two well-proportioned bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. Ideally located on the popular west side of Chippenham.

#### **Situation**

The highly sought after development of Cepen Park North offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London via the A4, A420 and the M4. Two of the town's highly reputable senior schools are within easy access together with a Morrisons supermarket. A more comprehensive range of amenities are to be found in the nearby town centre including mainline railway (London-Paddington), college and sports facilities.

#### **Property Information**

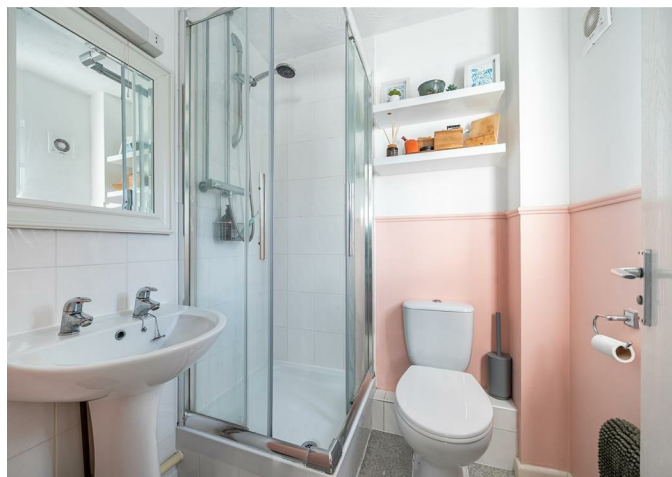
Council Tax Band; C

Freehold

Mains Services

UPVC Double Glazing & Gas Central Heating

EPC Rating; D



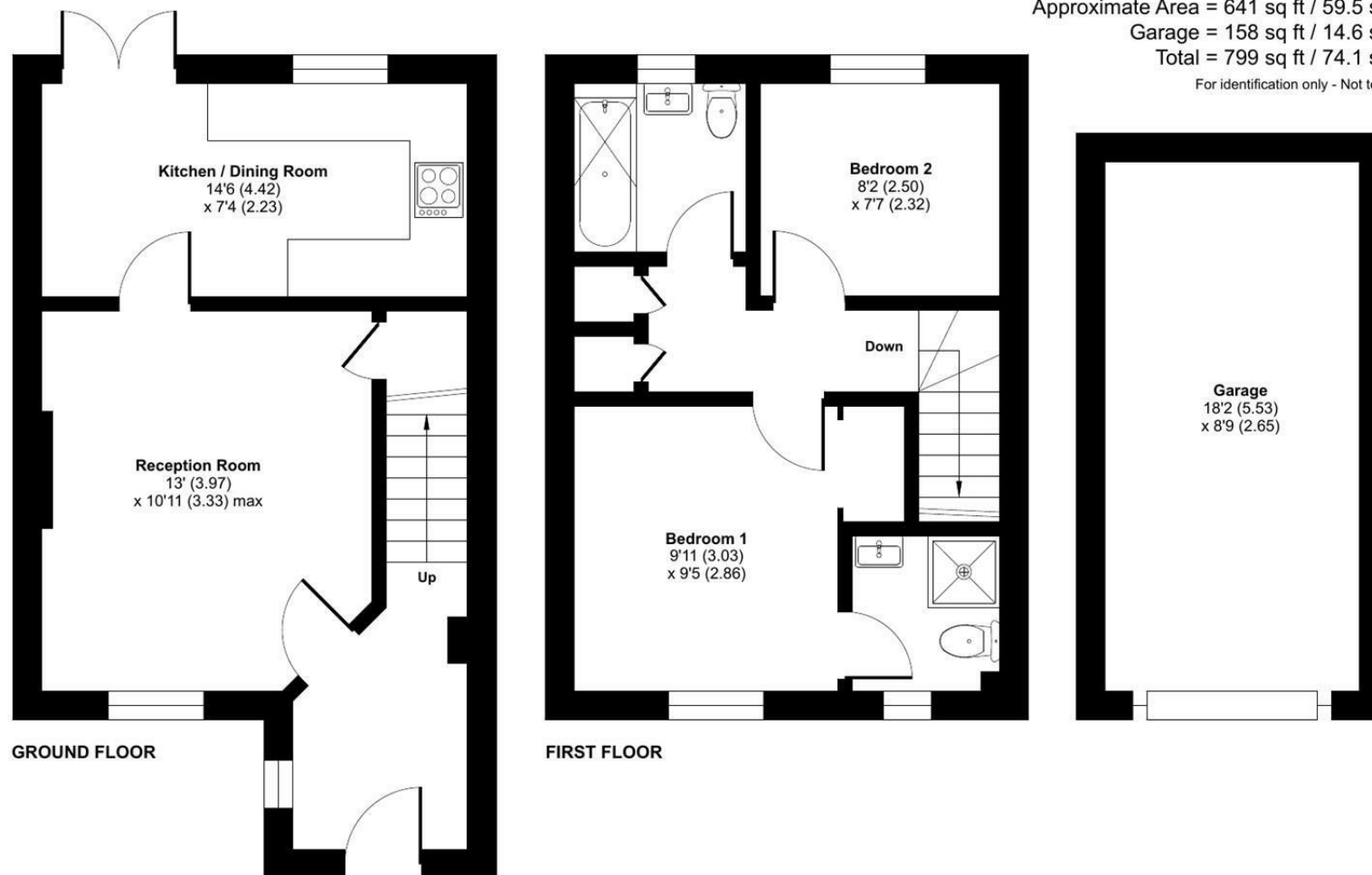
## Blackberry Close, Chippenham, SN14

Approximate Area = 641 sq ft / 59.5 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 799 sq ft / 74.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Strakers. REF: 1389361

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