



📍 25 Acacia Close, Chippenham, SN14 6RQ

🔗 Offers In Excess Of £260,000

A nicely-presented three bedroom end of terrace house, with well-proportioned rear garden, single garage and driveway, superbly positioned in a quiet corner of a popular cul-de-sac, on the highly desirable Cepen Park North development. Offered with No Onward Chain.

- End of Terrace House
- Three Bedrooms
- Dual-Aspect Sitting Room
- Kitchen / Diner
- Well-Proportioned, Private Gardern
- Single Garage & Driveway
- Quiet Corner Position
- Popular Cepen Park North Development
- No Onward Chain

🏠 Freehold

🏠 EPC Rating C



Superbly positioned in a quiet corner of a popular cul-de-sac, on the highly desirable Cepen Park North development, is this fantastic three bedroom end of terrace house. Offered with No Onward Chain.

The internal accommodation is arranged over two levels, and briefly comprises; entrance area, dual-aspect sitting room, fitted kitchen / diner, two double bedrooms, a single bedroom, and the family bathroom.

Externally the property benefits from a well-proportioned, private rear garden, with side access, single garage and driveway parking.

#### **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 gas, drainage, water and electricity.

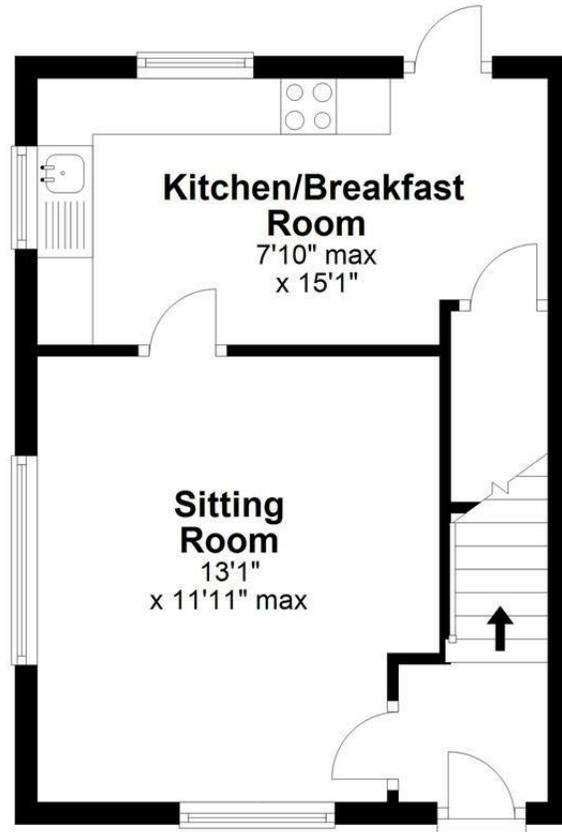
Gas fired central heating

EPC Rating; C



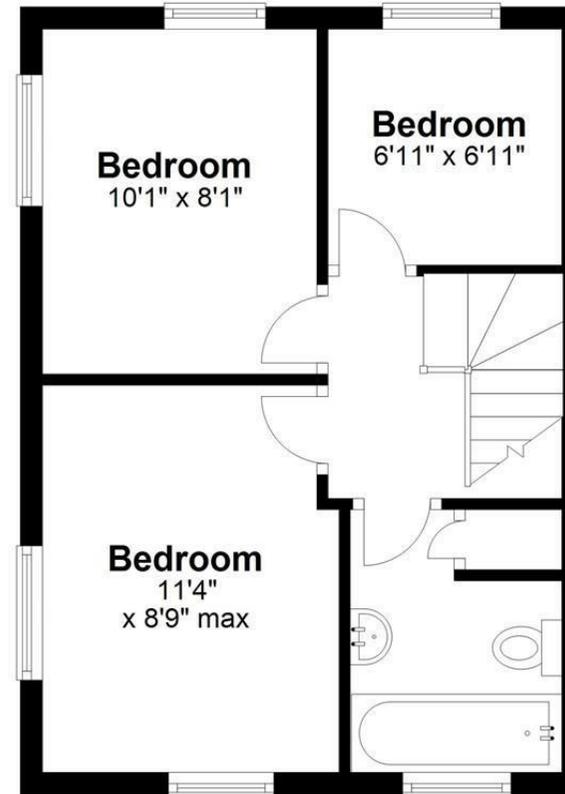
## Ground Floor

Approx. 320.7 sq. feet



## First Floor

Approx. 335.1 sq. feet



Total area: approx. 655.8 sq. feet

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

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.