



100 Sheldon Road, Chippenham, SN14 0BX

£285,000

A beautifully presented period terrace combining character features with modern styling throughout. This charming home offers well-balanced accommodation including two double bedrooms, two reception rooms and kitchen/breakfast room. At the rear there is a generous garden laid to patio, decking and lawn approximately 100ft in length. At the front there is parking for one car on the driveway. Conveniently located for access in and out of the town and offered for sale with NO ONWARD CHAIN.

Sheldon Road

Entrance Hall

Welcoming entrance with tiled flooring, radiator, and stairs to the first floor, with doors leading to both reception rooms.

Sitting Room

A bright reception room featuring a character fireplace and radiator.

Dining Room

A spacious second reception room with stripped floorboards, chimney breast with cast iron fireplace and surround, fitted storage to one side, and useful under-stairs cupboard. Door leading through to the kitchen.

Kitchen/Breakfast Room

Fitted with a range of floor and wall mounted units, sink and drainer, gas hob with electric oven and extractor fan over. Space and plumbing for washing machine and American-style fridge freezer. Rear door providing direct access to the garden.

Landing

Loft access and doors to all rooms.

Bedroom One

A generous double bedroom with window to the front, stripped floorboards, radiator, and fitted wardrobes, along with a feature cast iron fireplace.

Bedroom Two

A further double bedroom with window to the rear, radiator, and cast iron fireplace.

Bathroom

Well-appointed suite comprising bath with shower over and screen, wash hand basin, toilet, vinyl flooring, radiator, and storage cupboard.

Rear Garden

A standout feature of the property, the garden extends to approximately 100ft in length. Predominantly laid to lawn with patio and raised decking areas, ideal for entertaining, along with a garden shed/store.

Front

Off road parking space providing convenient parking.

Tenure

We are advised by the .gov website that the property is Freehold.

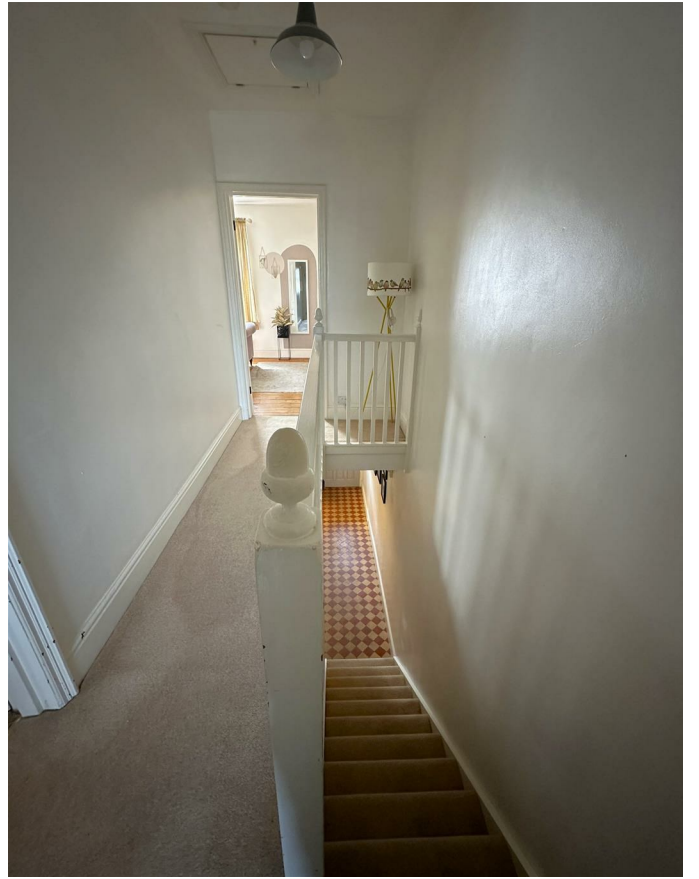
Council Tax

We are advised by the .gov website that the property is band B.

Agents Note

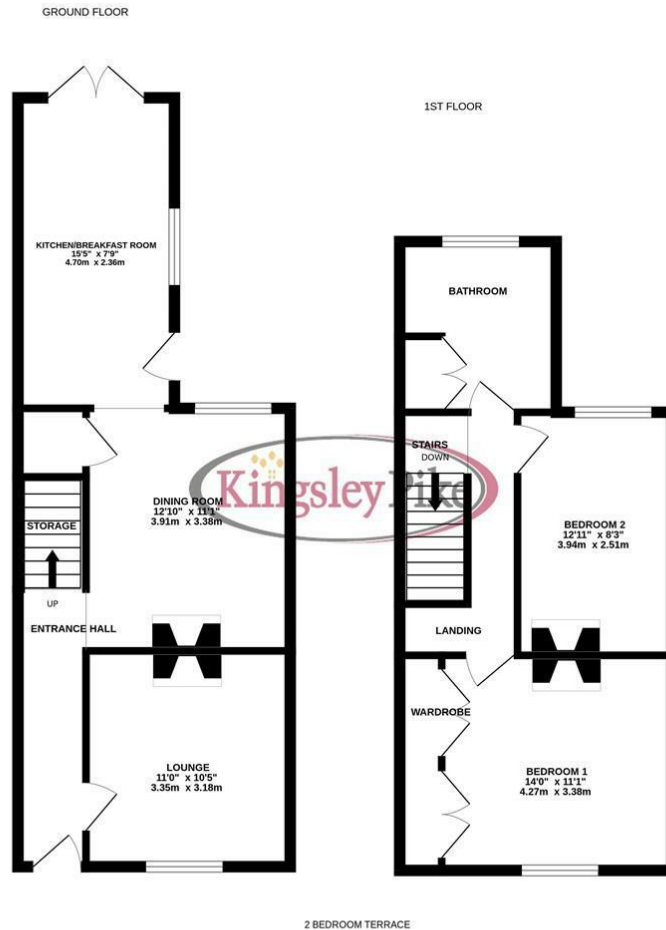
The property benefits from a right of access across the rear of the home to give access to the front of the home. It also has a right of access for neighbours to cross the property.







Floor Plan



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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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