



**HAIR STUDIO**

#52368

**80 Sheldon Road, Chippenham, Wiltshire, SN14 0BX**

**michael  
antony**



## 80 Sheldon Road, Chippenham, Wiltshire, SN14 0BX

A spacious THREE DOUBLE bedroom property which was refurbished six months ago with new kitchen, bathroom and decorated throughout. The property is suitably located within easy reach of the town centre, local amenities and local Primary and Secondary Schools. The accommodation comprises entrance hall, lounge, dining room, kitchen, downstairs bathroom, three bedrooms, front and rear gardens. Further benefits include gas central heating. AVAILABLE JULY/AUGUST.

- CLOSE TO THE TOWN CENTRE
- RECENTLY REFUBISHED WITH NEW KITCHEN AND BATHROOM
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS BATHROOM
- GAS CENTRAL HEATING
- ON STREET PARKING

£1,500 pcm

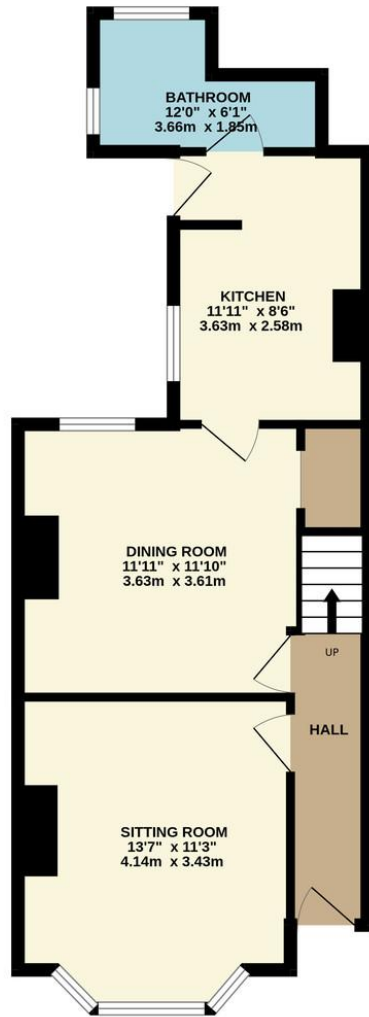








GROUND FLOOR



FIRST FLOOR



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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.



### ENTRANCE HALL

Front door to the property leads into the entrance hall, with stairs rising to the first floor and doors off.

### SITTING ROOM

With bay window to the front, exposed wooden floorboards, feature fireplace with log burner in brick surround and tiled hearth and radiator.

### DINING ROOM

With uPVC double glazed window to rear, exposed wooden floorboards, feature fireplace with exposed brick chimney breast and tiled hearth, built-in cupboard with shelving. radiator, opening to under stairs storage space. Door to Kitchen

### KITCHEN

Currently undergoing refurbishment.

### DOWNSTAIRS BATHROOM

Currently undergoing refurbishment.

### BEDROOM ONE

Two sash windows to front, radiator and carpeted.

### BEDROOM TWO

With sash window to rear, radiator and carpeted.

### BEDROOM THREE

With sash window to front, radiator and carpeted.

### EXTERNALLY

The front of the property is accessed via one of two gates, with low maintenance garden enclosed by fencing, with a gate to side giving access to the rear.

To the rear of the property there is a long rear garden, approximately 100 feet long, mainly laid to lawn and enclosed by fencing. There is also the benefit of a patio area and a timber shed.

### COUNCIL TAX

Band 'C'

### FEES

A holding deposit of 1 week's rent, £345.00 is applicable

Rent is paid per calendar month in advance  
A deposit of 5 week's rent £1,730.00 will be held during the tenancy

(Please bring passport OR driving licence & birth certificate plus a utility bill less than 3 months old showing your current address) as a right To Rent check will be carried out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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