



**79 Sheldon Road, Chippenham, SN14 0BY**

**£235,000**

Offered for sale with NO ONWARD CHAIN this terraced home benefits from a South facing garden and allocated parking space. On the ground floor there is an entrance porch leading in to a lounge with a kitchen/dining room to the rear. On the first floor there are two double bedrooms and a bathroom. An ideal investment or first time buy.



### **Entrance Hall**

Double glazed front door, laminate flooring and door to the lounge.

### **Lounge 14' x 12'08" (4.27m x 3.86m)**

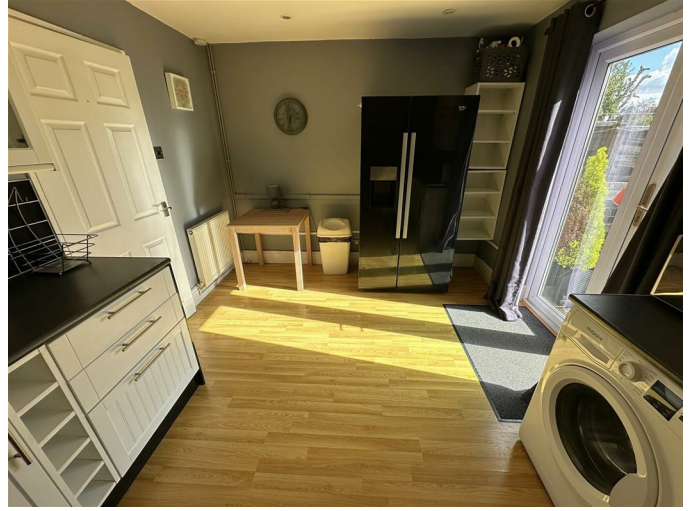


Double glazed window to the front, stairs to the first floor and door to the kitchen/dining room.

### **Kitchen/Dining Room 12'08" x 9'11" (3.86m x 3.02m)**



Double glazed French doors to the rear, radiator, space for a table and chairs, floor and wall mounted units, stainless steel sink and drainer, plumbing for a dishwasher, plumbing for a washing machine, space for a cooker, space for a fridge/freezer and wall mounted boiler.



### **Landing**

Loft access and doors to the bedrooms and bathroom.

### **Bedroom One 12'08" x 8'01" (3.86m x 2.46m)**

Double glazed window to the rear and radiator.



## Bedroom Two 9'11" x 8'07" (3.02m x 2.62m)



Double glazed window to the front, radiator and two cupboards.

## Bathroom 7' x 6'08" (2.13m x 2.03m)



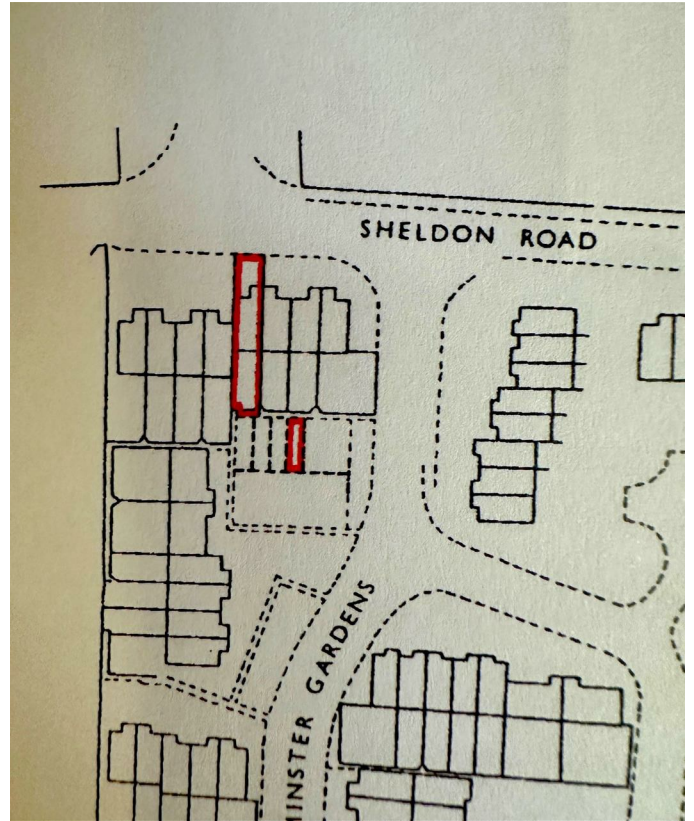
Towel radiator, part tiled, wash hand basin, toilet and bath with shower over.

## Garden



South facing garden, laid to areas of decking and shingle stone with garden shed and gated rear access to the parking space.

## Parking Space



There is an allocated parking space at the rear of the property.

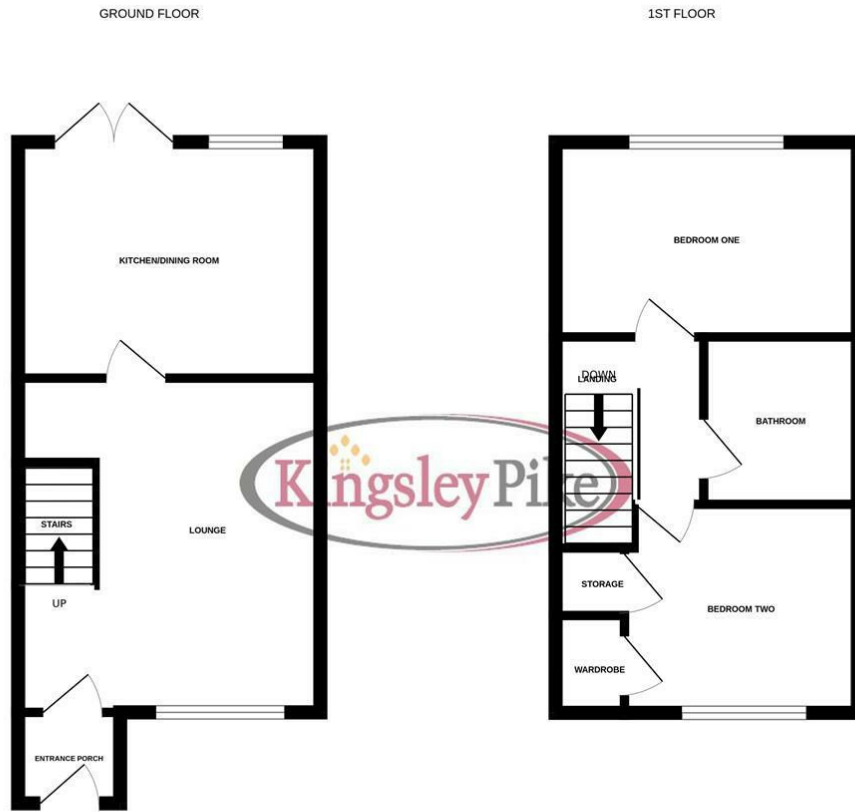
### Tenure

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.

# Floor Plan



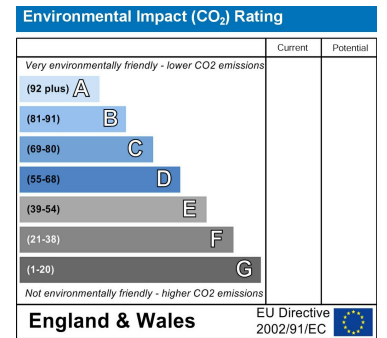
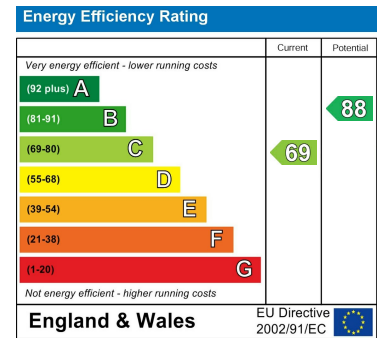
2 BEDROOM TERRACE HOUSE

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



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