



**89 Sheldon Road, Chippenham, SN14 0DA**

**£325,000**

Located within walking distance to the Town Centre with main line railway to London Paddington, also offering excellent road links to the M4 motorway Jct. 17. A two double bedroom mature semi detached house which has been extended over the years. A Particular feature of the property is the long garden to the rear which is laid mainly to lawn. There is a driveway to the side providing off road parking. The property also benefits from double glazing and gas central heating. NO ONWARD CHAIN.

### Entrance

Front door with stained and leaded inset leads into hallway.

### Entrance Hallway



Staircase to first floor, radiator.

### Living Room 12'11" into bay x 11'10" (3.94m into bay x 3.61m)



Double glazed square bay window with stained and leaded insets, fitted shutters, radiator.

### Dining Room 12'03" x 11'10" (3.73m x 3.61m)



Double glazed window with fitted shutters, radiator.

### Rear Hall 11'11" x 7'08" (3.63m x 2.34m)



Door to outside, two sash windows, under stairs cupboard, radiator.

### Inner Hall

Door to kitchen / diner, shower room and study.

### Shower Room 7'11" x 3'08" max (2.41m x 1.12m max)

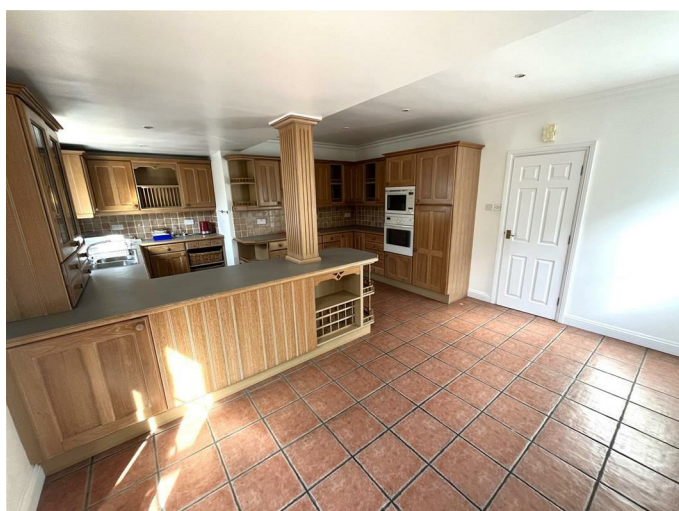
Double glazed window, hand basin, W.C, radiator, shower cubicle.

**Study 9'06" x 8'0" (2.90m x 2.44m)**



Two double glazed windows, radiator, tiled floor.

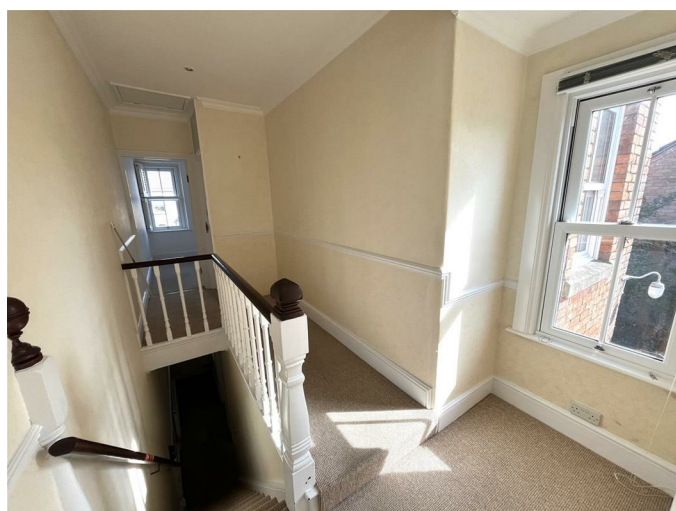
**Kitchen / Breakfast Room 22'0" x 15'02" max (6.71m x 4.62m max)**



Dual aspect double glazed windows to rear and side, double glazed French doors to rear, work tops with a range of cupboards and drawers, inset stainless steel sink unit, fitted oven, integrated fridge plumbing and space for washing machine.



**Landing**



Double glazed window to side, access to loft, doors to both bedrooms and bathroom.

**Bedroom One 15'03" x 9'11" (4.65m x 3.02m)**



Two double glazed windows, radiator with fitted shutters.

**Bedroom Two 11'10" x 9'03" (3.61m x 2.82m)**



Double glazed window, radiator, built in wardrobe.

**Bathroom**



Double glazed window, panelled bath, hand basin with cupboard under, W.C, cupboard housing gas boiler.

**Outside**

**Front**

To the front of the property there is a path leading to the front door. A driveway to the side provides off road parking and access to the rear.

**Rear**



A particular feature of the home is the long mature garden, laid mainly to lawn with shrubs and hedging.





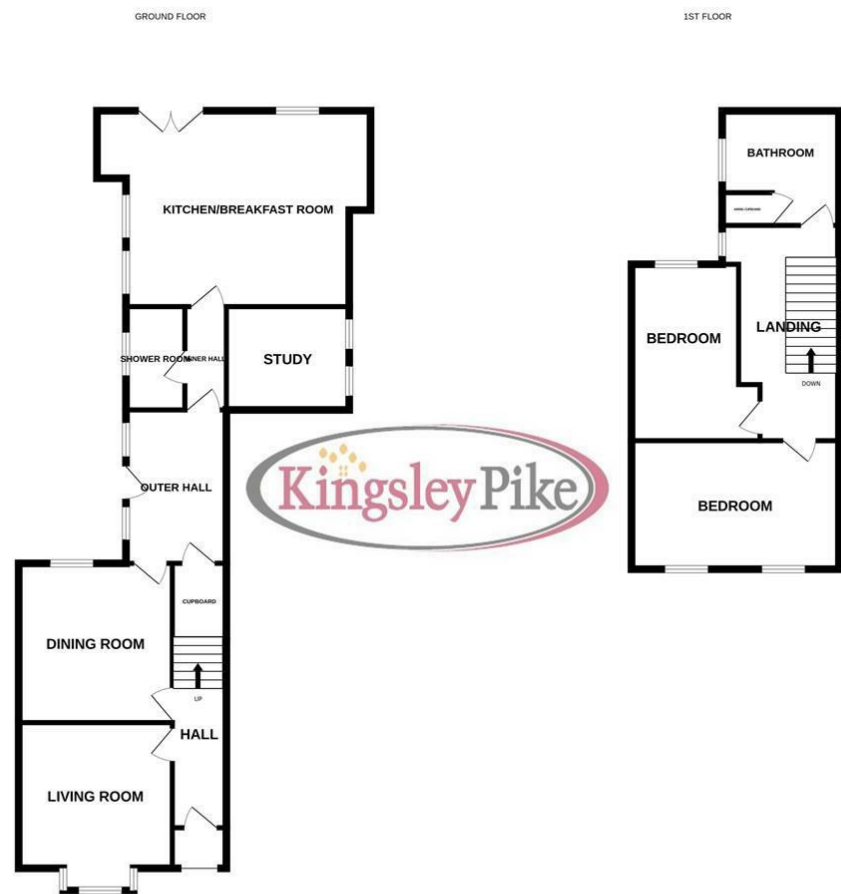
**Tenure**

GOV.UK advise Freehold.

**Council Tax Band**

GOV.UK advise Band D.

Floor Plan

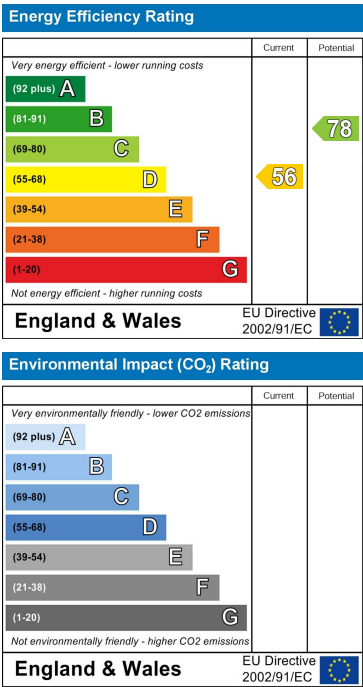


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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