



Sheldon Road, Chippenham SN14 0BX

welcome to

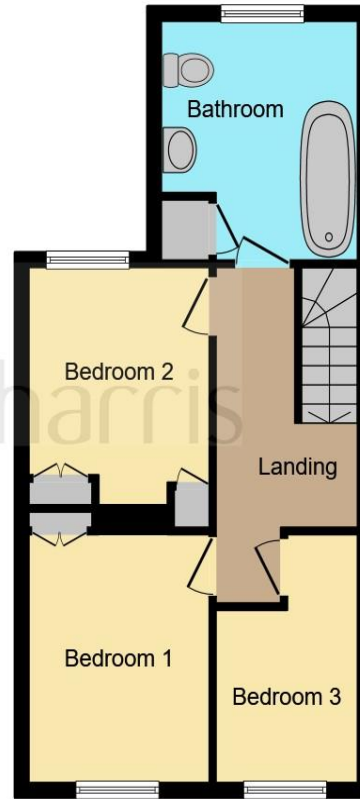
Sheldon Road, Chippenham

OPEN HOUSE 24/07 @ 11:00 by appointment only! - Situated in a Central proximity of Chippenham, Sheldon Road is a beautifully presented three bedroom victorian mid-terraced house with character features throughout. The property benefits from driveway parking and a generous garden to the rear.





Ground Floor



First Floor

Location

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Entrance Hall

Lounge

10' 10" x 10' 1" (3.30m x 3.07m)

Dining Room

11' 5" x 13' 2" (3.48m x 4.01m)

Kitchen/Breakfast Room

15' 7" x 8' 4" (4.75m x 2.54m)

Utility Area

Landing

Bedroom One

8' 4" x 11' 11" max (2.54m x 3.63m max)

Bedroom Two

10' 2" x 7' 10" (3.10m x 2.39m)

Bedroom Three

11' 4" x 6' 6" (3.45m x 1.98m)

Bathroom

Rear Garden

Front Garden

Driveway Parking

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Sheldon Road, Chippenham

- Victorian Mid-Terrace
- Three Bedrooms
- Driveway Parking
- Generous Rear Garden
- Central Location in Chippenham

Tenure: Freehold EPC Rating: E

offers over

£290,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP110711



Property Ref:
CHP110711 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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