



38 Sheldon Road, Chippenham, SN14 0BW

GOODMAN WARREN BECK

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£169,950

NO ONWARD CHAIN! A spacious ground floor apartment ideally situated with within walking distance of the town centre and mainline station with added benefit of a good size garden and gated parking for two/three vehicles to the rear. The accommodation offers a reception hall with three deep storage cupboards, a generous light and airy sitting room with a large bay window, a modern well appointed kitchen with a range of units, useful sun room, two bedrooms and a shower room. Other benefits include double glazing and gas central heating.

Situation

The property is conveniently situated within walking distance of the mainline rail station (London Paddington c.1 hour) and town centre with its numerous amenities, picturesque John Cole's Park is also within easy walking distance. Schools including two quality senior schools and junction 17 of the M4 motorway are also within easy reach.

Accommodation Comprising:

Obscure multi-glazed entrance door to:

Communal Hall

Door to:

Reception Hall

Radiator. Three large storage cupboards. Doors to:

Sitting Room

Double glazed bay window to front. Radiator. Coving.

Bedroom One

Internal windows to kitchen and sitting room. Radiator. Two built-in double wardrobes.

Bedroom Two

Skylight. Radiator. Wall mounted gas fired combination boiler.

Kitchen

Double glazed window to rear. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for cooker with extractor over. Space and

plumbing for washing machine. Space for fridge/freezer. Doorway to Inner Hall. Obscure multi-glazed door to:

Sun Room

New double glazed sliding patio doors to garden. Cold water tap. Wall light.

Inner Hall

Shelving. Door to:

Shower Room

Obscure double glazed window to side. Radiator. Wide fully tiled shower cubicle. Pedestal wash basin with tiled splashback. Close coupled WC.

Outside

Front Garden

Hedgerow to front. Gate with path to front door. Laid to lawn with flower border.

Rear Garden

Patio area with lawn beyond. Path leading to parking area.

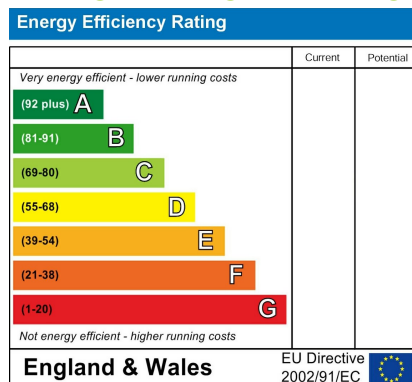
Gated Off Road Parking

Gated driveway providing off road parking for two/three vehicles.

Directions

From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. Proceed to the end of the road and at the roundabout turn right into Sheldon Road. The property will then be found on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Leasehold

