



HAIR STUDIO

78

michael
antony

Sheldon Road, Chippenham, Wiltshire, SN14 0BX

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Wiltshire, SN14 0BX

AVAILABLE IMMEDIATELY! A spacious
THREE DOUBLE bedroom PERIOD property
which is suitably located within easy reach
of the town centre, local amenities, 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 IMMEDIATELY!
PET CONSIDERED!!

- AVAILABLE IMMEDIATELY
- PET CONSIDERED
- NEW WINDOWS
- DOWNSTAIRS BATHROOM
- GAS CENTRAL HEATING
- ON STREET PARKING
- CLOSE TO TOWN CENTRE & LOCAL AMENITIES
- THREE GOOD SIZED BEDROOMS

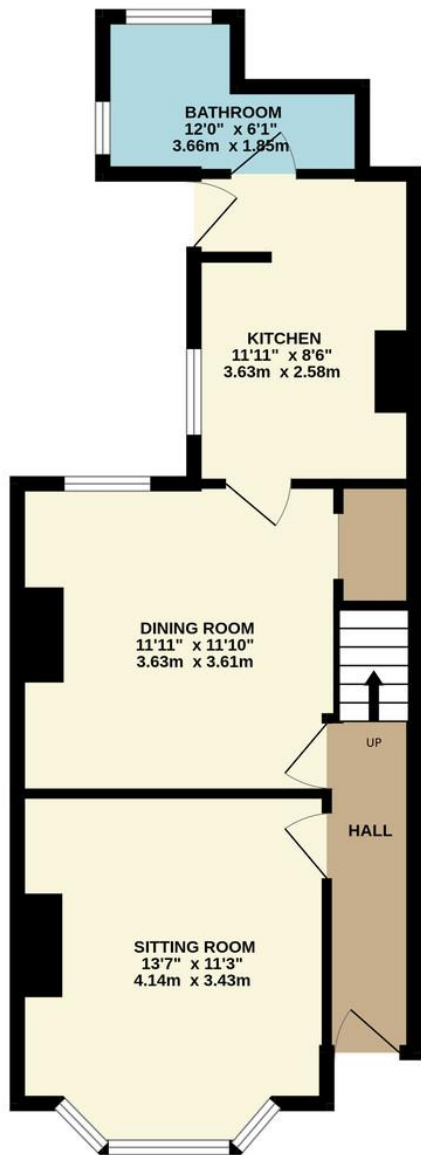
£1,600 pcm



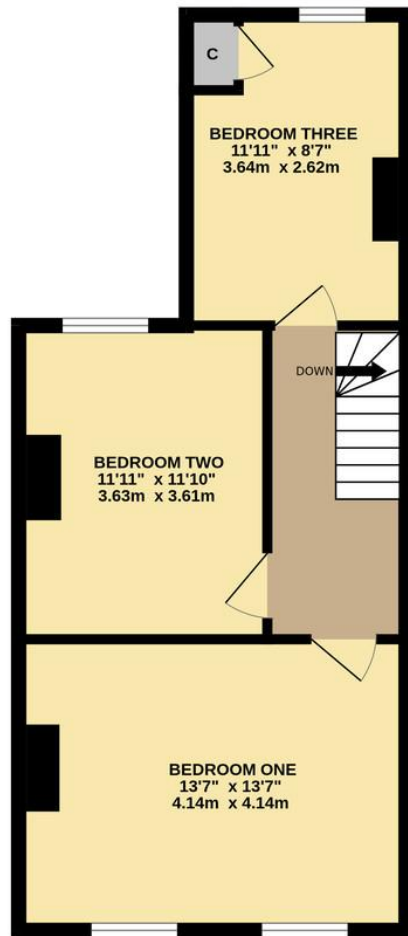




GROUND FLOOR



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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www.michaelantony.co.uk

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

With uPVC double glazed windows to the side and door to rear garden, range of wall and floor units with work surfaces over, cupboard housing wall mounted Worcester boiler, electric oven with gas hob and extractor hood over, stainless steel sink and drainer, radiator and tiled flooring.

DOWNSTAIRS BATHROOM

With uPVC double glazed frosted window to side and the rear, white suite comprising

panelled bath with shower over, w.c, pedestal wash hand basin with storage unit below, ladder style heated towel rail and tiled flooring.

BEDROOM ONE

A very spacious bedroom with two double glazed windows to front elevation, radiator and carpeted.

BEDROOM TWO

With double glazed window to rear elevation, radiator and carpeted.

BEDROOM THREE

With double glazed window to rear elevation, 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 month's 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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