







48 Sheldon Road, Chippenham, SN14 0BW

Offers Over £300,000

A well presented and particularly spacious two bedroom bay-fronted period home, offering generous accommodation, plenty of character and an excellent rear garden. Recently updated and decorated throughout, the property is ready to move into whilst still offering scope for a new owner to add their own finishing touches. Further benefits include two wood burning stoves, a particularly impressive main bedroom, detached garage and off-road parking for two cars. Conveniently situated for access to Chippenham town centre, mainline railway station and local schools, this is a lovely home with plenty to offer. NO ONWARD CHAIN

Sheldon Road

The accommodation begins with a double glazed front door opening into the entrance hallway, which features stripped floorboards, attractive wall panelling, radiator and staircase leading to the first floor.

To the front of the property is a pleasant bay-fronted sitting room with stripped floorboards, radiator and chimney breast housing a wood burning stove set on a slate hearth. An opening leads through to the dining room, which continues the stripped floorboards and benefits from a sash window overlooking the rear garden, useful storage cupboard, radiator and a further wood burning stove with slate hearth.

The kitchen has a tiled floor, double glazed window to the side and a range of floor and wall mounted units with inset gas hob, electric oven and partly tiled walls. A door leads into the lean-to, whilst an opening provides access to the utility area, which offers additional work surface space, plumbing for appliances, wall mounted boiler, radiator and a double glazed window to the side. There is also access to a separate downstairs toilet.

The lean-to provides a useful additional storage or drying area, with double glazed doors opening onto the rear garden and a further door leading into the side passage, providing access to the front of the property.

Upstairs, the landing provides access to both bedrooms and the family bathroom. The main bedroom is a particularly impressive room, measuring over 19ft in width, with two double glazed windows to the front, stripped floorboards and two radiators. The generous proportions offer potential to divide the room into two, subject to any necessary consents. Bedroom two is another good-sized double room with stripped floorboards, radiator and double glazed window overlooking the rear garden.

The family bathroom is positioned at the rear of the property and comprises a bath with shower over, wash hand basin, toilet, heated towel radiator and double glazed window.

Outside, the property enjoys an excellent and particularly generous rear garden, with areas of patio, hardstanding and lawn, together with a pathway leading towards the rear. There is plenty of space for outdoor seating, entertaining and gardening. At the far end is a detached garage with gated access and parking in front, providing useful off-road parking and storage.

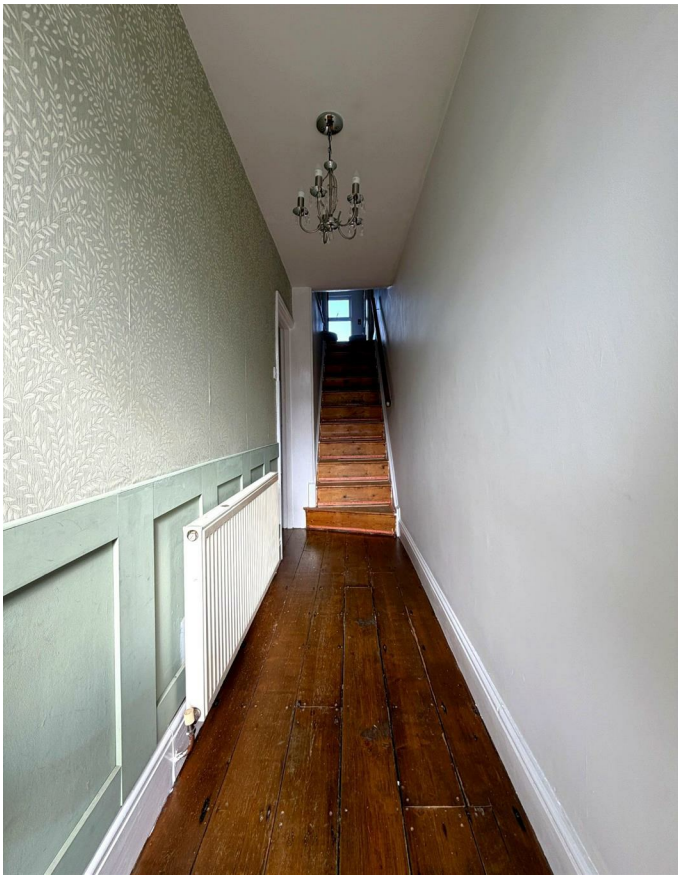
The property has recently undergone updating and redecoration throughout, creating a comfortable and welcoming home that can be enjoyed straight away, whilst leaving the opportunity for a new owner to put their own stamp on it.

Council Tax

We are advised by the .gov website that the property is band C.

Tenure

We are advised by the .gov website that the property is Freehold



























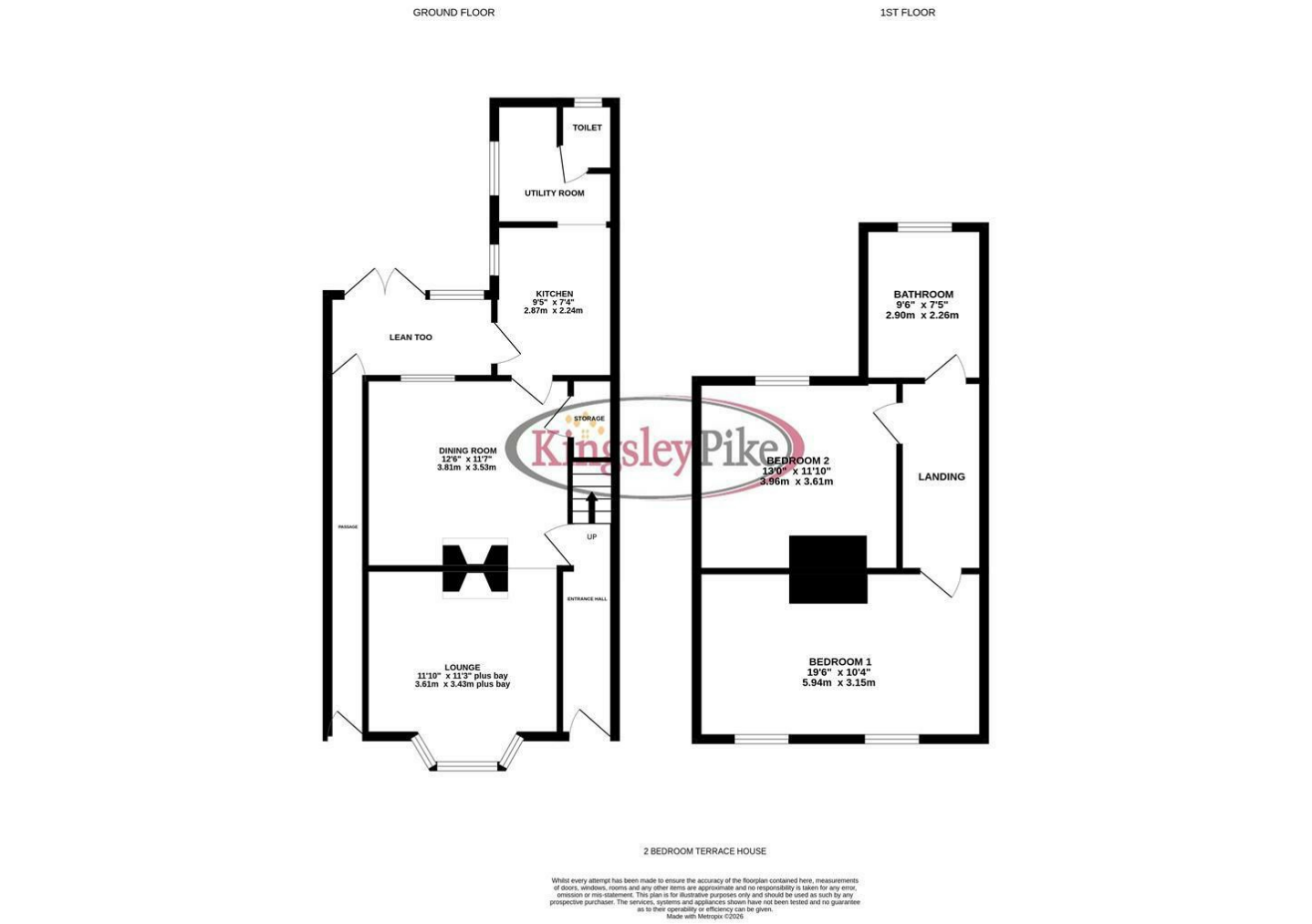








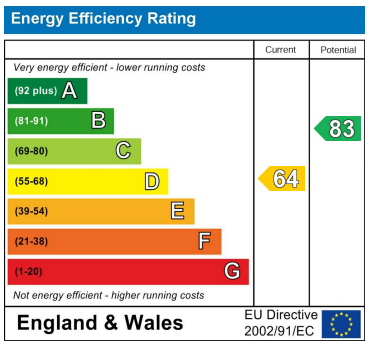
Floor Plan

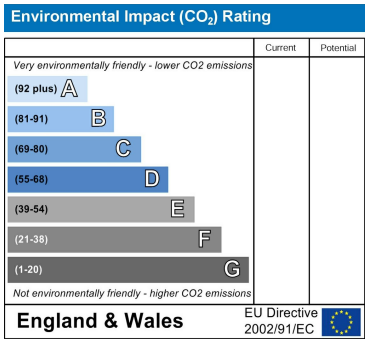


Area Map



Energy Efficiency Graph





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