



38 Sheldon Road  
Chippenham, SN14 0BW

GOODMAN WARREN BECK

# 38 Sheldon Road, Chippenham, SN14 0BW

**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.

## GOODMAN WARREN BECK

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**£169,950**

### 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.

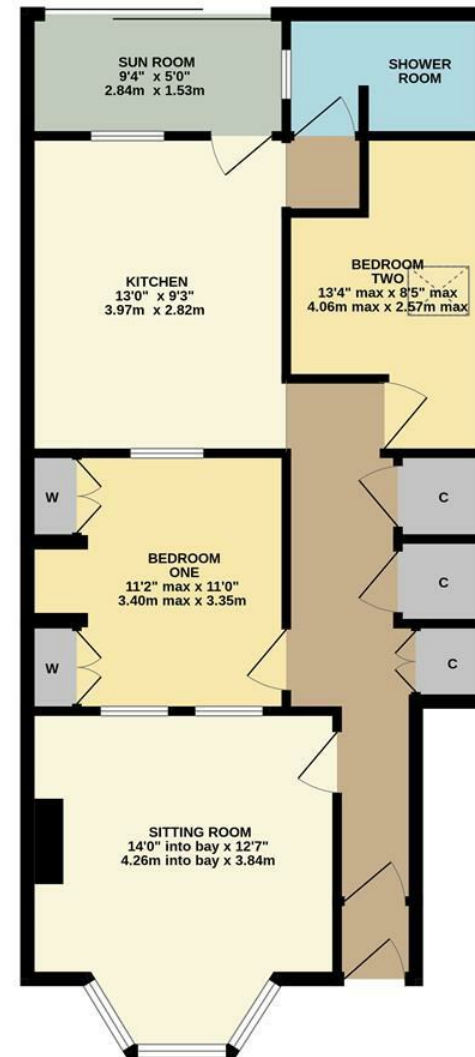
### GATED OFF ROAD PARKING

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.

GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.

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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## ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Council Tax Band: A

Tenure: Leasehold

**DISCLAIMER:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)

