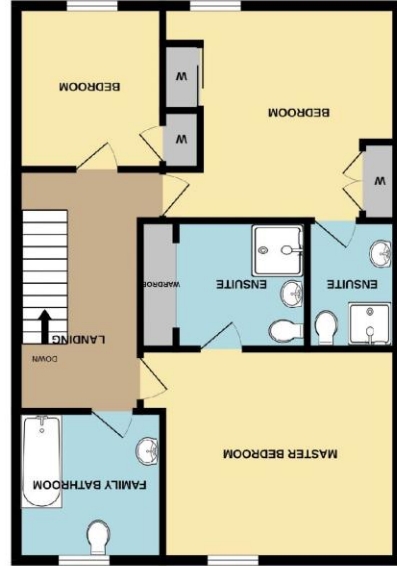
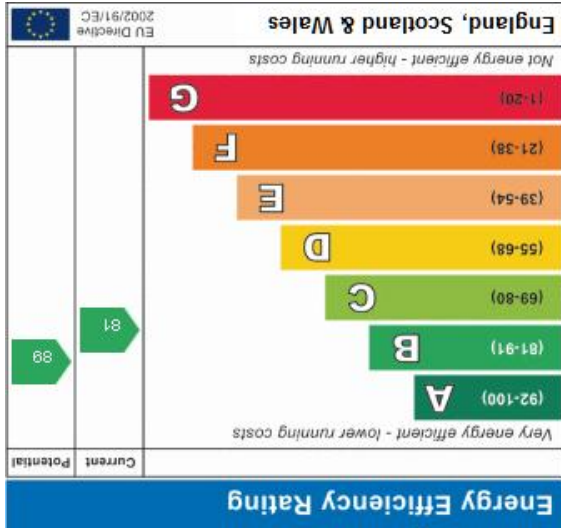
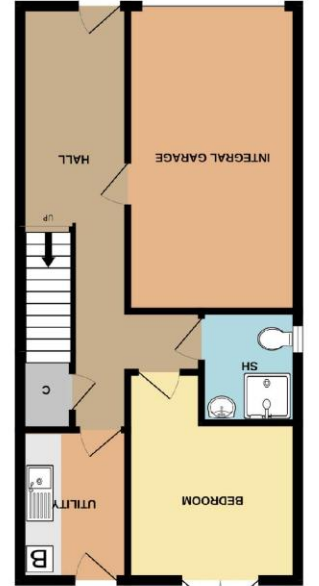
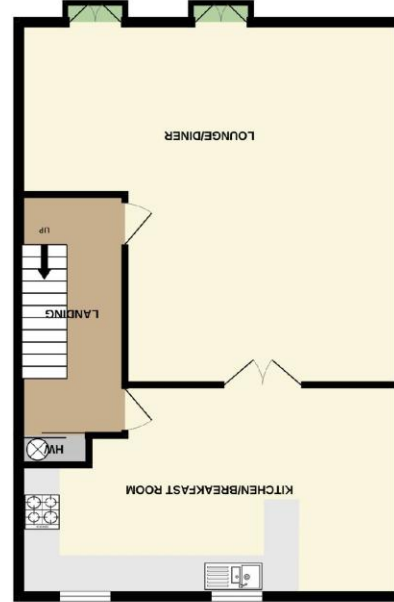




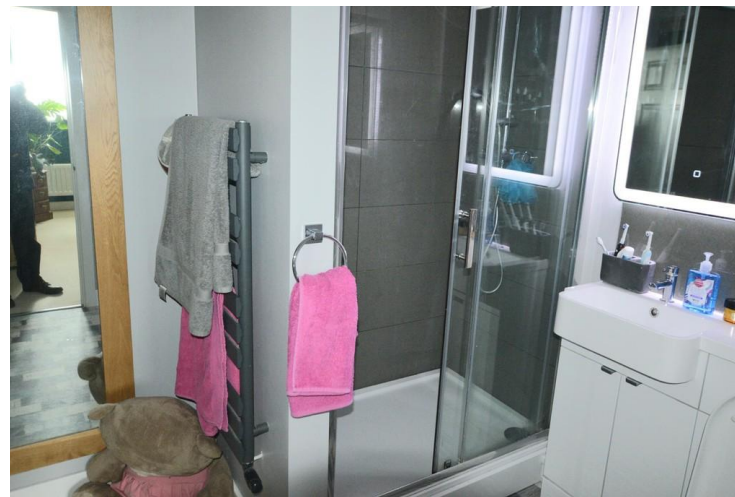
IMPORTANT NOTICE
1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanaghs or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement or otherwise as to correctness of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the accuracy of each of the statements contained in these particulars. 5. The Vendor does not make or give and neither Kavanaghs nor any person in their employment has the authority to make or give any representation or warranty in relation to this property. 6. We have not carried out a survey of the property nor tested the appliances, services or equipment. Prospective purchasers must therefore satisfy themselves as to the working order of such and the structural condition of the property. 7. All dimensions, areas or distances referred to are given as an approximate guide only and are not precise. Prospective purchasers must rely on their own enquiries. 8. No warranty or representation is given to the title of the property or the existence or otherwise of planning permission, building regulations approval or other statutory or regulatory permission. Any reference to such is made in good faith. Purchasers should instruct their solicitor to make appropriate enquiries regarding these matters. 9. If there are any points which are of particular interest or importance to you please contact the agents who will seek particular clarification. Kavanaghs have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.



TOTAL FLOOR AREA: 1839 sq. ft. (170.9 sq. m.) approx.
Schematic Diagram only - Not to scale
Made with Metropix ©2023



- Substantial Town House
- Four Bedrooms - Two En Suites
- Open Plan Living Room
- Spacious Kitchen/Dining Room
- Enclosed Rear Garden
- Garage & Parking
- Viewing Recommended
- EPC: B (81)
COUNCIL TAX: D



SITUATION:

Melksham offers an excellent range of amenities for all including shops and supermarkets. The new Melksham campus completed in 2022 provides a library, fitness centre, swimming pool and much more.

Melksham provides easy access to the M4 corridor and has transport links including bus services and a train station to the neighbouring towns including Chippenham, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

DESCRIPTION:

A well-proportioned four bedroom terraced town house built by Bloor Homes and offering spacious, light accommodation arranged over three floors, for most versatile living. The accommodation comprises of entrance hall, cloak/shower room, ground floor bedroom/study, utility room, first floor open plan living room, kitchen/breakfast room, three further bedrooms, two en-suites and a family bathroom. The property further benefits from gas central heating, upvc double glazing, garage, driveway, and enclosed garden.

FIRST FLOOR:

LANDING:

With airing cupboard housing hot water tank, radiator, doors to:-

LOUNGE/DINING ROOM:

20' 3" x 21' 6" max (6.17m x 6.55m) "L" SHAPED With twin Upvc Juliet balcony to front, two radiators.

KITCHEN/BREAKFAST ROOM:

21' 6" x 11' 7" max (6.55m x 3.53m) With twin Upvc double glazed windows rear, most attractive range of fitted base and wall units with work surfaces and splash-backs, breakfast bar, built in hob with double oven under and canopy extractor hood over, integrated dishwasher, one and half bowl stainless steel sink unit with mixer tap, radiator, sunken ceiling spotlighting.

SECOND FLOOR:

LANDING:

Radiator, with doors to:-

BEDROOM ONE:

13' 2" x 11' 8" (4.01m x 3.56m) With Upvc double glazed dormer window to rear, radiator, door to:-

DIRECTIONS:

Leave Melksham on the A350 as signposted to Chippenham, continue along the Beanacre Road and immediately after Aldi supermarket turn left into Spencers Gate, at the mini roundabout turn right into Foundry Close, number 47 will be found on the left-hand side.

ACCOMMODATION:

Front door leads to:-

ENTRANCE HALL:

With stairs to all floors, large cupboard under, radiator, personal door to garage and doors to:-

EN SUITE SHOWER ROOM:

With hanging wardrobe space, Upvc double glazed dormer window, fully enclosed shower cubical, low flush W.C., pedestal wash hand basin, part tiled walls, radiator.

BEDROOM TWO:

12' 10" x 11' 0" (3.91m x 3.35m) With Upvc double glazed dormer window to front, radiator, built in storage cupboard and fitted cupboard, loft access.

EN SUITE SHOWER ROOM:

Tiled shower cubicle, inset wash basin with cupboard below, low level w/c with concealed cistern and heated towel rail.

BEDROOM THREE:

9' 06" x 8' 0" (2.9m x 2.44m) With Upvc double glazed dormer window to front, radiator, shelved recess, with built in wardrobe.

FAMILY BATHROOM:

With white suite comprises:- panelled bath, pedestal wash hand basin, low flush w/c, radiator, heated towel rail, part tiled walls and double glazed dormer window to rear.

INTEGRAL GARAGE:

With electric garage door, power and lighting, access from entrance hall.

SHOWER ROOM:

With fully enclosed shower cubicle, pedestal wash hand basin, low flush W.C., radiator, part tiled walls.

BEDROOM FOUR/STUDY:

9' 06" x 8' 08" (2.9m x 2.64m) With Upvc double glazed double doors opening into enclosed rear garden, radiator.

UTILITY ROOM:

8' 4" x 6' 0" (2.54m x 1.83m) with Upvc half glazed door opening into enclosed rear garden, range of base units incorporating stainless steel single sink unit, plumbing for automatic washing machine, wall mounted gas boiler supplying central heating and domestic hot water (not tested), tiled flooring

OUTSIDE:

GARDENS:

To the front a pathway gives access to the front door, with a driveway to front for parking. A covered side access gives gateway access to an enclosed rear garden, completely paved and fully enclosed, with outside tap.

TENURE:

Freehold with vacant possession on completion.

COUNCIL TAX:

The property is in Band D with the amount payable for 2023/24 being £2229.60

SERVICES:

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired boiler (not tested by Kavanaghs).

CODE: 11205 19/05/2023

TO ARRANGE A VIEWING:

To arrange a viewing please call 01225 706860 or email sales@kavanaghs.co.uk.

