



- No Chain - Semi Detached House
- Tucked Away
- Extended Kitchen/Diner
- Three Bedrooms
- Garage & Parking
- Enclosed Rear Gardens
- Viewing Essential
- EPC: D (67)
COUNCIL TAX: C



SITUATION:

Melksham offers an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus has now been completed providing 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:

**** NO CHAIN **** Tucked away within a popular quiet cul-de-sac, this extended semi-detached family home has much to offer. The accommodation has an entrance hall, leading into a good-sized lounge/diner with French doors opening into the rear garden, an extended kitchen/diner, three bedrooms and a bathroom. The property also offers gas central heating, double glazing and an integral garage. Viewing is essential to fully appreciate all this home has to offer.

BEDROOM TWO:

12' 06" x 6' (3.81m x 1.83m) With double glazed window to rear, radiator.

BEDROOM THREE:

8' x 8' (2.44m x 2.44m) With double glazed window to front, radiator.

BATHROOM:

With double glazed window to side, white suite comprises:- panelled bath with shower over, wash hand basin within vanity unit with mirror cabinet over, enclosed low level W.C., extractor fan, radiator.

ACCOMMODATION:

Front door leads to:-

ENTRANCE HALL:

With double glazed window to side, radiator, tiled floor, door to:-

LOUNGE/DINER:

21' max 11' 04" max 8' min (6.4m x 3.45m) With double glazed bay window to front, double glazed French door to rear, two radiators, gas fire, (not tested), stairs to first floor, door to:-

OUTSIDE:

INTEGRAL GARAGE:

With up and over door, power and lighting, wall mounted gas boiler supplying central heating and domestic hot water, (not tested by Kavanaghs).

GARDENS:

To the front there is mainly lawn with a driveway for parking. To the rear an enclosed level garden offers mainly lawn with a paved patio and good sized shed.

TENURE:

Freehold with vacant possession on completion.

KITCHEN/DINER:

21' x 10' 10" (6.4m x 3.3m) With double glazed window to rear, double glazed French doors to garden, fitted range of base and wall units incorporating stainless steel single drainer sink unit with mixer tap, free standing gas cooker and dishwasher, (not tested by Kavanaghs), plumbing for automatic washing machine, extractor hood, part tiled walls, two radiators, recess ceiling lighting.

FIRST FLOOR:

LANDING:

With double glazed window to front, radiator, loft access, airing cupboard with radiator, doors to:-

BEDROOM ONE:

11' x 9' 01" (3.35m x 2.77m) With double glazed window to rear, radiator.

SERVICES:

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

COUNCIL TAX:

The property is in Band C with the amount payable for 2023/24 being £1981.87

CODE: 11082 24.3.23

TO ARRANGE A VIEWING:

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

