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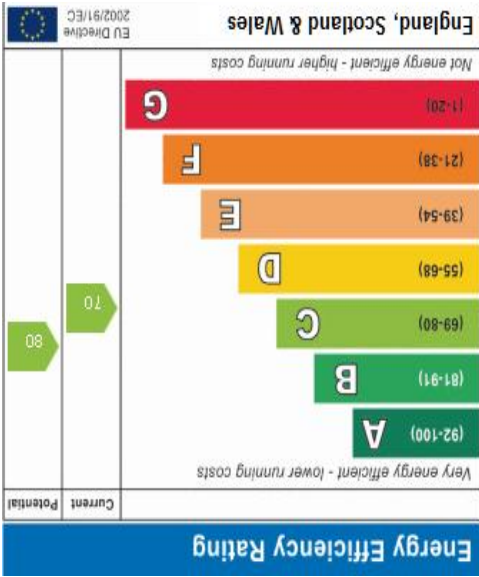
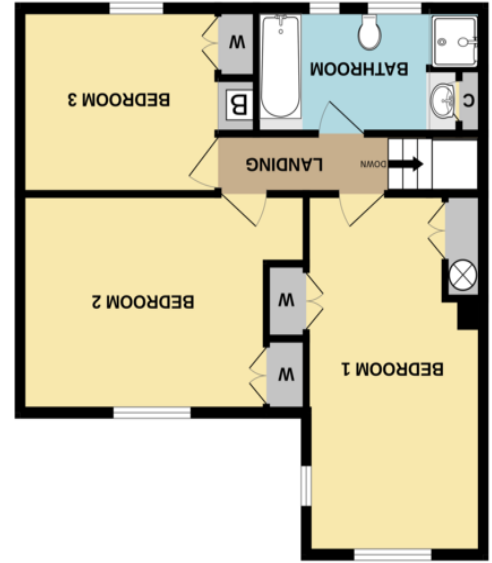


GROUND FLOOR  
1004 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA: 1587 sq.ft. (147.5 sq.m.) approx.  
Made with Mapbox ©2023  
Schematic Diagram only - Not to scale

1ST FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



**Kavanagh**

33 Wellington Square  
Bowerhill, Melksham, Wiltshire SN12  
6QX  
£410,000

- Semi Detached House – Freehold
- Spacious Extended Accommodation
- Three Bedrooms - Four Reception Rooms
- Kitchen/Breakfast Room
- Utility Room - Good sized Pantry
- Large Rear Gardens – Study
- Viewing Essential
- EPC: C Council Tax: C





**SITUATION:**

Bowerhill is a very popular area of Melksham situated on the eastern fringes of town within easy walking distance of the Oak Secondary school, local primary school, parks, local pubs and with a variety of walks close by including the Avon and Somerset canal.

Melksham offers an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus is now open 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.

Regular bus services are available to take you into Melksham and Devizes and other towns beyond.

**DIRECTIONS:**

From the centre of Melksham follow out on the Spa Road, straight over at the first three roundabouts, at the main roundabout take the second exit, continue on taking the first exit at the next roundabout, take the second turning on the left hand side into Wellington Drive, continue towards the end of the road, turning left into Wellington Square, number 33 will be found on the left hand side.

**STUDY:**

9' 11" x 7' 07" (3.02m x 2.31m) With double glazed window to rear and side, double glazed door into garden, radiator.

**UTILITY ROOM:**

9' 02" x 8' 10" (2.79m x 2.69m) With double glazed window to front, attractive matching range of fitted base and wall units incorporating a single bowl drainer sink unit, plumbing and space for automatic washing machine, space for drier, part tiled walls, radiator, large shelved larder cupboard.

**FIRST FLOOR:**

**LANDING:**

With loft access, doors to:-

**BEDROOM ONE:**

17' 10" x 11' 0" max (5.44m x 3.35m) With double glazed window to rear and side, radiator, two built in double door wardrobes for ample hanging and shelving space.

**BEDROOM TWO:**

13' 08" x 10' 11" (4.17m x 3.33m) With double glazed window to rear, radiator, built in double door wardrobe.

**DESCRIPTION:**

NO CHAIN - Most impressive, extended semi detached family home with a generous rear garden. Extended on the ground floor to offer a 20ft kitchen/breakfast room, 9ft utility, spacious open lounge, separate dining room, study, conservatory and cloakroom with three double bedrooms and large bathroom with separate shower over. Presented to a particularly high standard throughout this property is located in the sought after cul de sac of Wellington Square, within Bowerhill and must be viewed to fully appreciate all it has to offer.

**ACCOMMODATION:**

Porch over double glazed front door leads to:-

**ENTRANCE HALL:**

With double glazed window to front, stairs to first floor with cupboard under, radiator, doors to:-

**CLOAKROOM:**

With double glazed window to front, low level w.c., pedestal wash hand basin, built in double door low cupboard for storage.

**BEDROOM THREE:**

10' 11" x 9' 0" (3.33m x 2.74m) With double glazed window to front, radiator, built in double wardrobe, wall mounted gas boiler supplying central heating and domestic hot water, (not tested by kavanaghs).

**BATHROOM:**

With two double glazed windows to the front, a modern white suite offers an enclosed bath with tiled surround and wall mirror over, wash hand basin within vanity unit with cupboard over, low level w.c., fully enclosed shower cubide, extractor fan, radiator.

**OUTSIDE:**

**GARDENS:**

The front garden offers ample parking, access to the garage, lawn, flower and shrub borders, garden path and a gateway between the house and the garage gives access to the rear. Stunning, well established large rear gardens are most definitely a benefit to this spacious home. The rear gardens offer level lawns, various flower and shrub borders and trees. Two large garden timber built sheds, outside lighting and power.

**LOUNGE:**

18' 0" x 9' 09" + 10'10" x 5'4" (5.49m x 2.97m) + (3.07m x 1.63m) With double glazed windows to rear and sides, feature electric fire with mantle surround, two radiators, through to:-

**DINING ROOM:**

11' 02" x 10' 02" (3.4m x 3.1m) With glazed double doors opening into the conservatory, radiator, double doors through to kitchen/breakfast room.

**CONSERVATORY:**

9' 11" x 9' 08" (3.02m x 2.95m) Being double glazed with low walling, double glazed french double doors opening into garden, tiled floor, radiator.

**KITCHEN/BREAKFAST ROOM:**

20' 0" max x 10' 0" max (6.1m x 3.05m) With double glazed window to front, most attractive range of fitted base and wall units incorporating single drainer sink unit with laminated work tops, built in five ring gas hob with canopy glass extractor hood over and built in double oven under, radiator, double glazed door to side.

**GARAGE:**

Single garage with up and over door, power, lighting and personnel door to rear.

**TENURE:**

Freehold with vacant possession on completion.

**SERVICES:**

Main services of gas, electricity, water and drainage are connected.

**COUNCIL TAX:**

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

**CODE: 25.1.23 11057**

**TO ARRANGE A VIEWING:**

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

