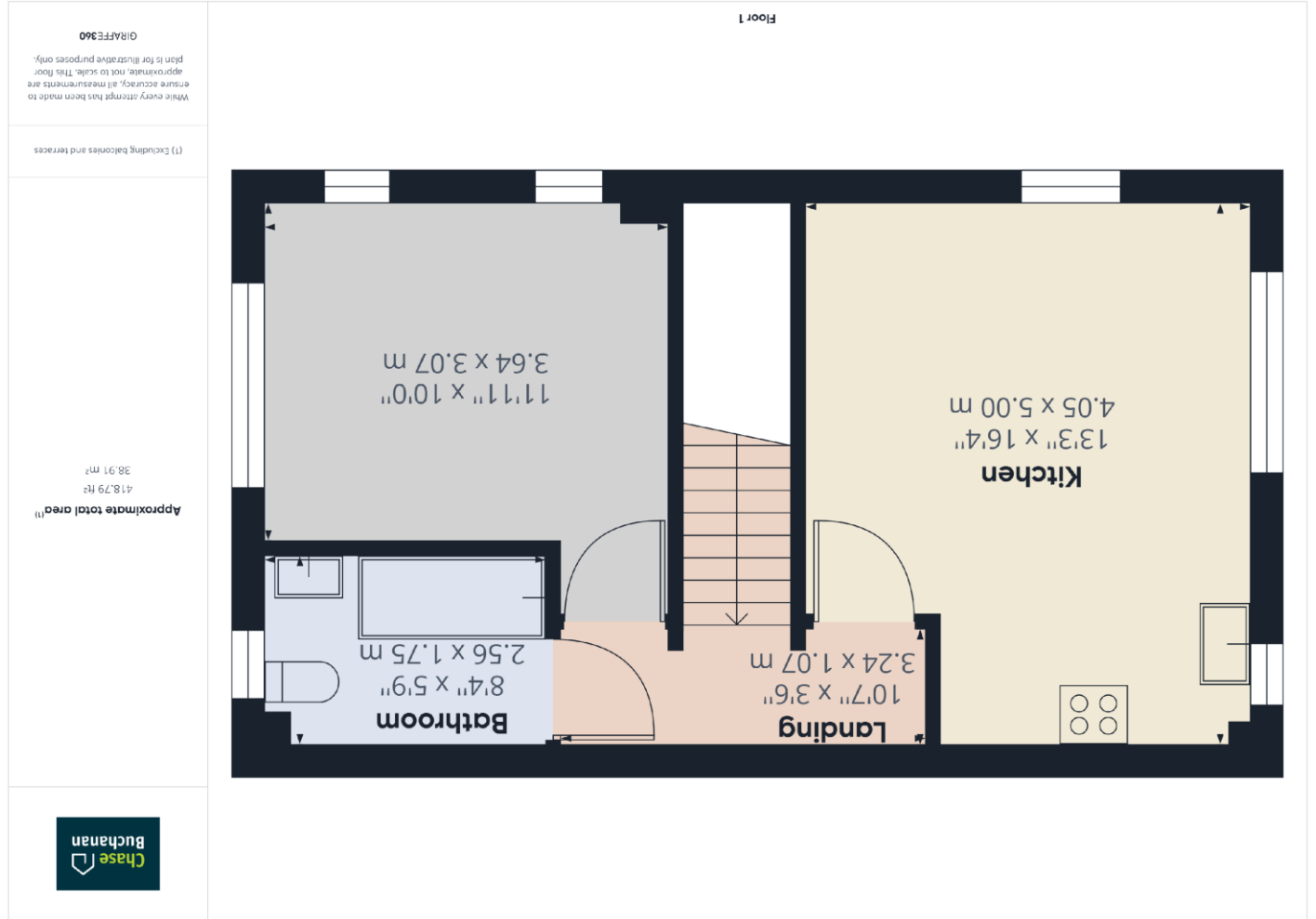
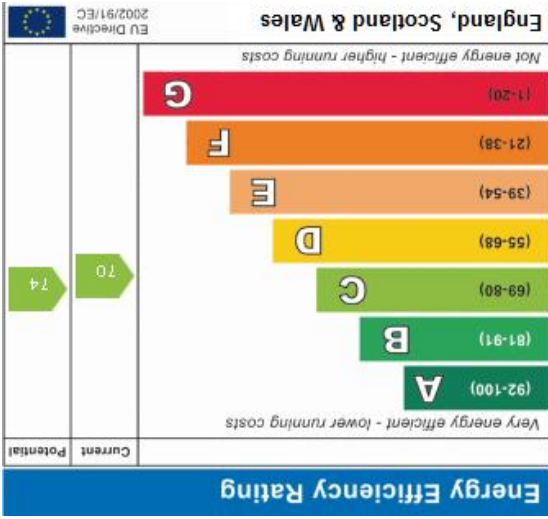


IMPORTANT NOTICE
1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanagh or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to correctness of each of the statements contained in these particulars. 5. The vendor does not 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 any of 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 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 to you 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. Kavanagh has a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.



37b Littlejohn Avenue
Melksham, Wiltshire, SN12 7AW

£125,000

- First Floor Apartment
- No Chain
- Double Bedroom - Bathroom
- Kitchen/lounge
- Private Garden
- Allocated Parking
- Viewing Recommended
- EPC: C (70)
Council Tax: A



SITUATION:

Melksham offers an excellent range of amenities for all including a library, shops, and supermarkets. The new Melksham campus provides a fitness centre, swimming pool, library 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 **** Chase Buchanan are most pleased to offer this first floor apartment, ideal for those looking for an investment or a first time buyer. With a private access the accommodation includes hallway, kitchen/lounge, double bedroom, and bathroom. Further benefits include private garden and parking. Viewing Recommended.

ENTRANCE HALL:

Half glazed front door through to:-

UPPER HALLWAY:

Stairs rising from ground floor, window, radiator, doors to:-

KITCHEN/LOUNGE:

16' 0" max x 13' 05" max (4.88m x 4.09m) With one window to side and two to front, range of fitted base and wall units incorporating stainless steel single drainer sink unit, built in gas hob with oven under, extractor hood over, built in fridge/freezer, breakfast bar, radiator.

DOUBLE BEDROOM:

11' 09" x 10' 01" (3.58m x 3.07m) With two windows to rear and one to side, radiator.

BATHROOM:

With window to rear, white suite comprises:- panelled bath with shower over, pedestal wash hand basin, low level w.c., tiled splash backs.

OUTSIDE:

PRIVATE GARDEN:

Enclosed level garden, gravel and paving for seating.

ALLOCATED PARKING:

One parking space close by.

TENURE:

TBC - vacant possession on completion.

COUNCIL TAX:

The property is in Band A with the amount payable for 2023/24 being £1,486.41

CODE: 08/08/2023 11142

TO ARRANGE TO VIEW:

To arrange a viewing please call 01225 706860 or email melksham@chasebuchanan.co.uk.

