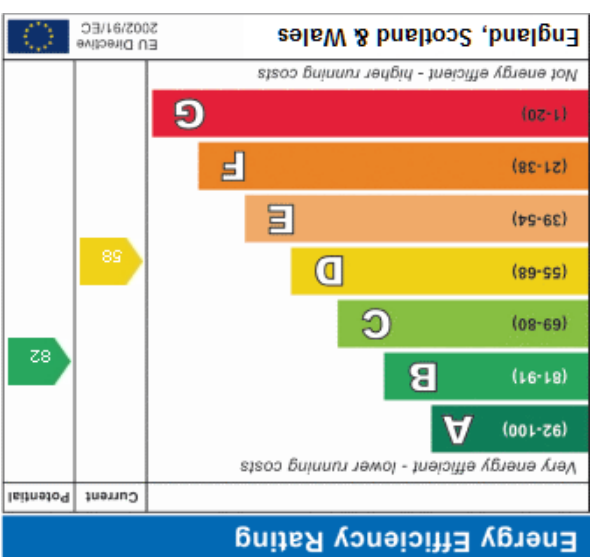


TOTAL FLOOR AREA - 1196 sq ft (111.1 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other features are approximate and no responsibility is taken for any errors or mis-statements. The plan is for illustrative purposes only and should not be used as such for any purpose other than to provide a general impression of the property.
 The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or efficacy. Call the agent.

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 the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give and neither Kavanagh 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, neither have we inspected the property or the fixtures or fittings or the condition of the property or the condition of any appliances, services or equipment. Prospective purchasers must 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 effect that the property is free from any legal encumbrances or other matters which may affect the property. 9. If there are any points which are of particular interest 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.

Energy Efficiency Rating	
Potential	Current
	
Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
Not energy efficient - higher running costs G (1-20)	
EU Directive 2002/91/EC England, Scotland & Wales	





50 Southbrook Road
 Melksham, Wiltshire SN12 8DT

£350,000 DRAFT

- Detached Bungalow – Freehold
- Generous Gardens – Backing onto Allotments
- Two Double Bedrooms
- Two Reception Rooms
- Garage - Parking
- Sought after Location
- Viewing Essential
- EPC: D
COUNCIL TAX: D



SITUATION:

Melksham offers an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus is being developed throughout 2021 to provide 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.

DIRECTIONS:

Follow out on the Bath Road from Melksham, (A365), after passing over the bridge turn right into Roundponds, follow the road as it bears left and then first right into Southbrook Road, the property will be found nearing the end on the right hand side.

BEDROOM ONE:

13' 07" max x 12' 11" (4.14m x 3.94m) With double glazed bay window to front, window to side, radiator, built in double wardrobe with dressing table to side.

BEDROOM TWO:

12' 11" x 11' 10" (3.94m x 3.61m) With double glazed window to side, built in double wardrobes with cupboards over, radiator.

BATHROOM:

With double glazed window to side and rear, panelled bath, wash hand basin within vanity unit, low level w.c., separate shower cubical, part tiled walls, radiator.

DESCRIPTION:

**** No Chain **** Truly delightful detached bungalow, built in the 1940's and lovingly cared for. The bungalow sits on a particularly generous plot and in our opinion offers much potential. In need of some updating, the accommodation includes entrance hall, two receptions, two double bedrooms, kitchen, bathroom and cloakroom, with the further benefits of a garage, parking and backing onto allotments. Viewing is essential to fully appreciate all this property has to offer. Gas central heating and double glazing.

ACCOMMODATION:

half glazed front door leads to:-

ENTRANCE HALL:

With radiator, airing cupboard, storage cupboard, loft access, doors to:-

COVERED PASSAGEWAY:

With doors to both front and rear, door to garage and door to:-

CLOAKROOM:

With low level w.c., wash hand basin.

OUTSIDE:

GARAGE:

15' 09" x 10' 0" (4.8m x 3.05m) With electric door to front, window to side, power and lighting, storage over. (door from covered passageway).

GARDENS:

The gardens are a particular feature of this property, being generous in size to either side of the bungalow, level, mainly laid to lawn with a variety of flowers and bushes. To the rear a large paved patio area, outside brick storage shed, tap and awning above the sitting room patio doors all backing onto allotments. There is driveway parking to the front.

SITTING ROOM:

16' 03" x 10' 11" (4.95m x 3.33m) With double glazed patio doors opening into the rear garden, double glazed window to side, two radiators, ceiling fan.

DINING ROOM:

14' 0" max x 12' 10" (4.27m x 3.91m) With double glazed bay window to front and window to side, radiator, built in cupboard, wall mounted Baxi Bermuda gas fire with back boiler supplying central heating and domestic hot water, (not tested by Kavanaghs).

KITCHEN:

9' 10" x 8' 10" (3m x 2.69m) With windows to either side of half glazed door, (leading into covered passageway), range of fitted base and wall units incorporating laminated work tops with rolled edge finish, one and half bowl sink unit with mixer tap, built in four ring gas hob with extractor over, built in eye level double oven, plumbing and space for automatic washing machine and dishwasher, space for under counter fridge, part tiled walls.

SERVICES:

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

COUNCIL TAX:

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

TENURE:

Freehold with vacant possession on completion.

CODE: 30.11.22 11051

TO ARRANGE A VIEWING:

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

