

Sold



3 BEDROOM SEMI-DETACHED | CHURCHILL AVENUE, SN12 | £204,995

DESCRIPTION

If you are looking for a property with masses of potential, look no further! This semi-detached house is ideally positioned on a good size corner plot and whilst in need of updating provides a blank canvas to create a wonderful home. The accommodation comprises a front porch which leads through to a reception hallway with stairs rising to the first floor and doors to a spacious living room with rear conservatory and a good size kitchen. Upstairs the property offers three bedrooms, two of which are generous doubles and a family bathroom. Externally there are gardens to three sides of the property which could provide space for extension (subject to planning approval) and a small rear driveway which leads to a single garage.

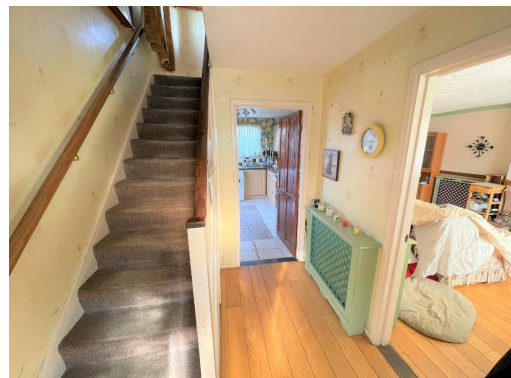
Pleasantly situated in a highly regarded residential location just off Sandridge Road on the Eastern side of Melksham the property is well placed to take advantage of local through routes and a wide range of amenities found in the town centre which is just over a mile away.

Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: C
EPC Rating: C
All mains services connected
Gas central heating



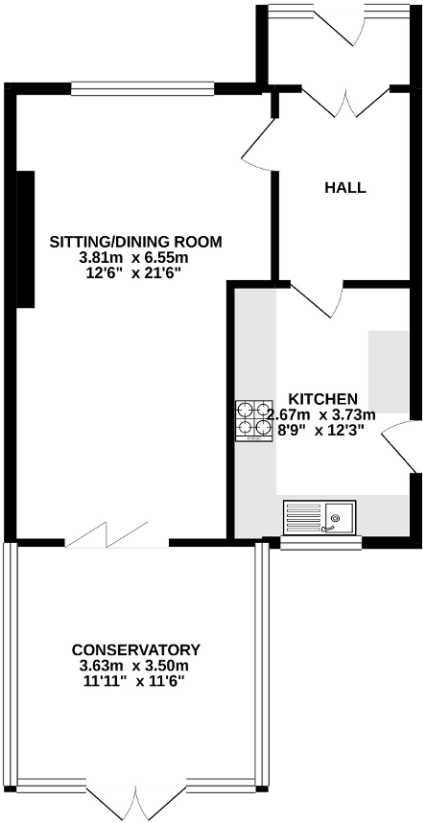
KEY FEATURES

- Semi-detached house
- Spacious living room
- Good size corner plot
- Garage and driveway
- Gas central heating
- Three bedrooms
- Conservatory
- Front and rear gardens
- Plenty of potential

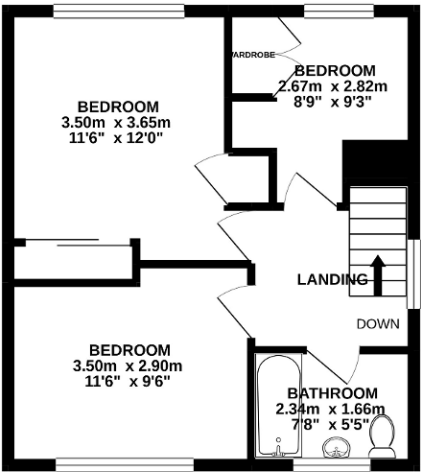




GROUND FLOOR
52.9 sq.m. (570 sq.ft.) approx.



1ST FLOOR
37.7 sq.m. (406 sq.ft.) approx.



TOTAL FLOOR AREA : 90.6 sq.m. (976 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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