

3 BEDROOM TERRACED | SNARLTON LANE, SN12 | £290,000



## DESCRIPTION

### SOLD SUBJECT TO CONTRACT.

Proactively sourcing off-market property for our clients is something we pride ourselves on at Appleby & Townend.

This wonderful period home was found for clients who had sold through us and took advantage of our free Homesearch Service, having provided us with stringent search criteria we used the wide range of tools at our disposal to find their dream home to downsize to.

Snarlton Lane located on a no through road to the East of the town centre and offers good access to a wide range of local amenities, leisure facilities and schooling, making it an ideal choice for families. The centre of Melksham with its range of facilities including swimming pool/fitness centre, library and bus services to surrounding towns, lies just under one mile away. Neighbouring towns include Corsham, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of main line rail services (London Paddington 1hr 10mins). The Georgian City of Bath with its many facilities lies some ten miles distant. while Junction 17 of the M4 can be accessed three miles north of Chippenham.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating:

Mains electricity, water, drainage and gas connected.





## KEY FEATURES

- Wonderful period cottage
- Beautiful kitchen / breakfast room
- Three good sized bedrooms
- Open plan sitting room / dining room
- Family bathroom
- Beautifully maintained rear garden







552 sq.ft. (48.7 sq.m.) approx



359 sq.ft. (33.3 sq.m.) approx



TOTAL FLOOR AREA: 883 sq.ft. (82.1 sq.m.) approx  
Schematic Diagram only, not to scale

ENERGY EFFICIENCY

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 89  B     |
| 69-80                    | C             | 69  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.

APPLEBY & TOWNEND

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