



DESCRIPTION

Beautifully presented 4 or 5 bedroom semi-detached town house with well balanced accommodation arranged over three floors, offered with NO ONWARD CHAIN. On the ground floor there is a spacious fitted kitchen / breakfast room with open plan styling past the downstairs cloakroom through to the living room which provides access to the rear garden. The first floor provides a further reception room which could easily be configured to offer an additional fifth bedroom, a smartly appointed bathroom and a double bedroom. The upper floor completes the living space with the master bedroom and en-suite shower room and two further bedrooms.

Externally there is a good size landscaped garden to the rear with timber frame bar which is ideal for entertaining and a further lawned area of garden to the side, all enclosed by secure walled boundaries. A driveway leads to a carport which provides ample off road parking. The property is very energy efficient with a high EPC B rating which is boosted by solar panels.

The centre of Melksham with its range of amenities including swimming pool/fitness centre, library and bus services to surrounding towns lies just over a mile away. Neighbouring towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of mainline rail services whilst the Georgian city of Bath with its many facilities lies some 12 miles distant. Access to the M4 at junction 17 is 3 miles north of Chippenham.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: D

EPC Rating: B

All mains services connected. Gas central heating



KEY FEATURES

- Semi-detached town house
- 4 / 5 bedrooms
- Fitted kitchen / breakfast room
- Smartly appointed bathroom
- Off parking for 3 vehicles plus car port
- Large corner plot
- Open plan styling
- En-suite facilities to master bedroom
- Downstairs cloakroom
- Well maintained gardens





ENERGY EFFICIENCY

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

DISCLAIMER

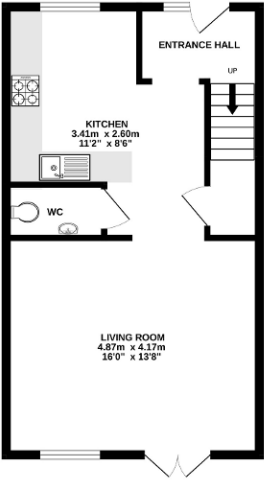
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

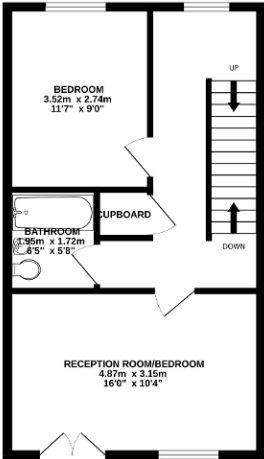
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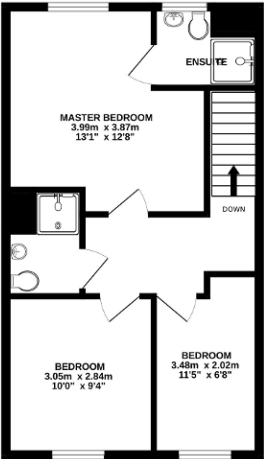
GROUND FLOOR
42.0 sq.m. (452 sq.ft.) approx.



1ST FLOOR
42.0 sq.m. (452 sq.ft.) approx.



2ND FLOOR
41.2 sq.m. (444 sq.ft.) approx.



TOTAL FLOOR AREA: 125.2 sq.m. (1347 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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