



3 BEDROOM TERRACED | SNARLTON LANE, SN12 | GUIDE PRICE £275,000



## DESCRIPTION

This beautiful Victorian mid terrace home has been lovingly restored by the current owners. Offered with no onward chain, this stylish family home has plenty of space. Passing through the front door there is a lovely light entrance hall leading to a large double aspect sitting room with wood burning stove and bay window, providing a fantastic amount of light. A beautifully updated and fashionable fitted kitchen, a gorgeous new bathroom suite with a large roll top bath and a good-sized conservatory that could easily be used as a dining room to the rear, enabling enjoyment of the garden all year round. Upstairs there are three good sized bedrooms with the main bedroom benefiting from an en-suite, which is very rare for a property of this age. There is a wonderful large garden to the rear ready for planting and sowing, a dream for any keen gardener or vegetable grower. All in all, a superb property ready for moving in 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: C

Mains electricity, gas, water and drainage.



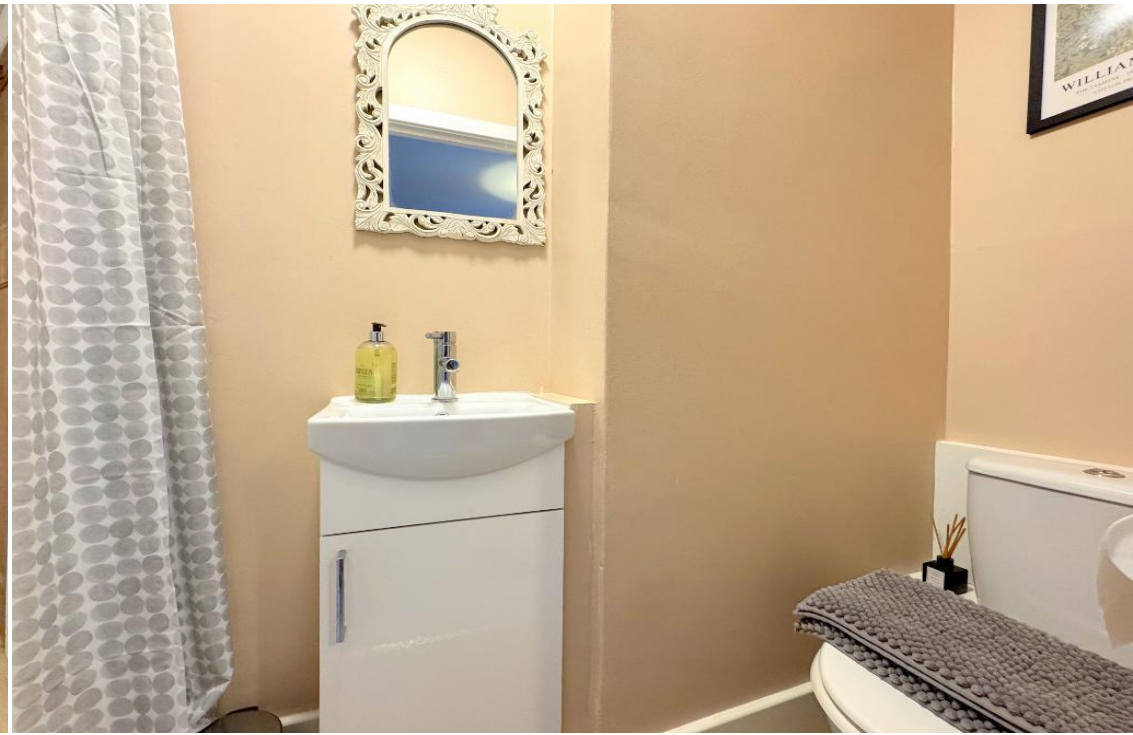


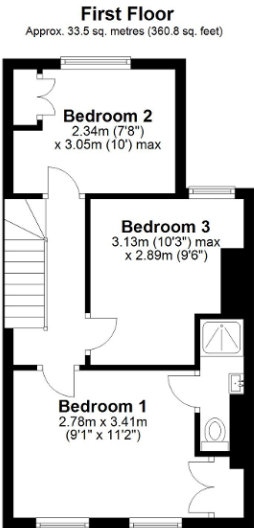
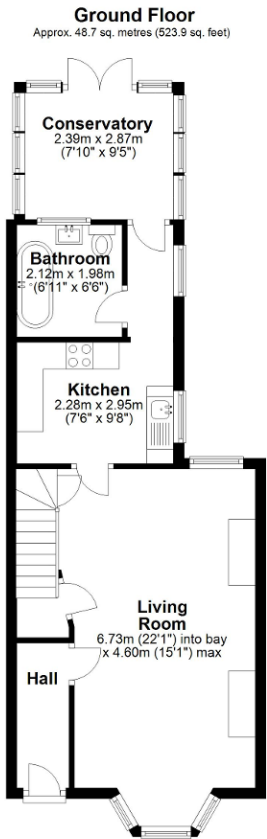
## KEY FEATURES

- Restored period home
- Light and spacious sitting room
- Conservatory
- En-suite
- Large rear garden
- Desirable location
- Stylish kitchen
- Three bedrooms
- Beautiful family bathroom
- No onward chain









Total area: approx. 82.2 sq. metres (884.8 sq. feet)

ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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.

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