





## DESCRIPTION

This much cherished and loved semi-detached home is on the market for the first time in around 50 years and is offered with no onward chain. The smartly presented and well proportioned accommodation comprises a spacious sitting room with double doors through to the dining room which in turn leads to an impressive conservatory and fitted kitchen. An integral garage, shower room, hallway and porch complete the downstairs accommodation.

Upstairs there are three bedrooms all presented to a good standard with plenty of storage space and a family bathroom.

Externally there is ample off-road parking to the front leading to the garage, whilst to the rear there is a substantial garden which is mainly laid to lawn and benefits from sheds and a timber frame summer house with power and lighting.

Carisbrooke Road is a highly regarded and well established residential location pleasantly situated to the South of Melksham town centre, within a level walk of a good range of local amenities.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: D

Mains water, electricity and drainage connected. Gas fired central heating via Baxi boiler.





## KEY FEATURES

- Semi-detached family home
- Three bedrooms
- Fitted kitchen
- Downstairs shower room
- Extensive rear garden
- No onward chain
- Two reception rooms
- Family bathroom
- Garage and driveway parking
- Impressive conservatory







ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

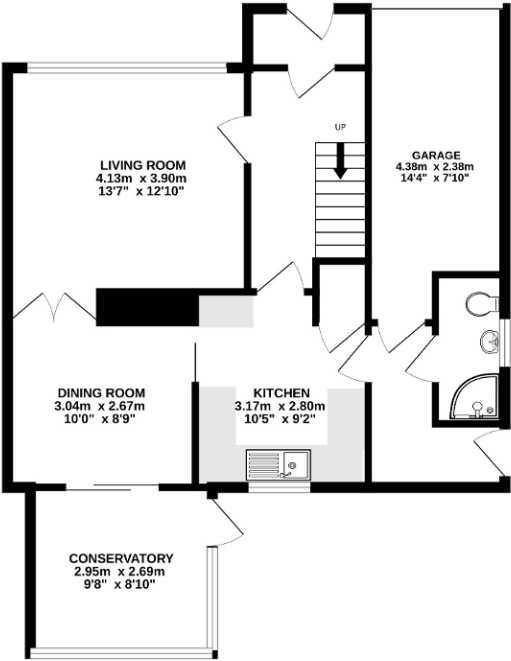
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

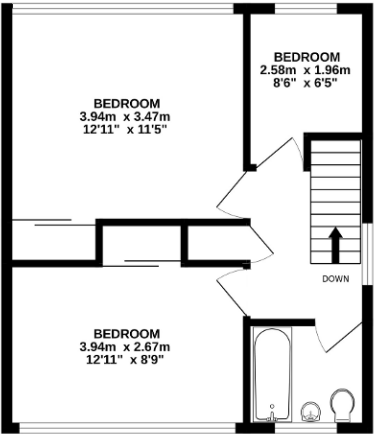
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GROUND FLOOR  
66.1 sq.m. (711 sq.ft.) approx.



1ST FLOOR  
39.8 sq.m. (428 sq.ft.) approx.



TOTAL FLOOR AREA: 105.8 sq.m. (1139 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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