

Sold



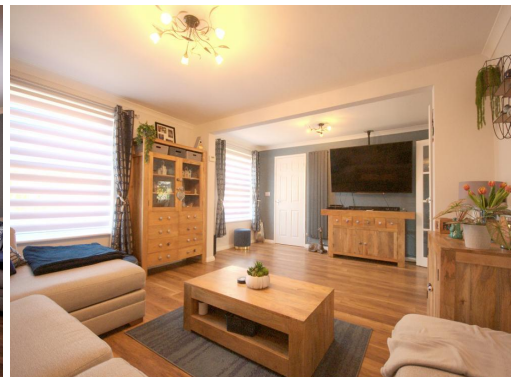
4 BEDROOM END TERRACED HOUSE | ROPE WALK, SN12 | OFFERS OVER £350,000

DESCRIPTION

Offered to the market with no onward chain!
2 Rope Walk is a wonderful four bedroom end of terrace family home. Located within easy walking distance to the bustling market town of Melksham. There is a wonderful and very stylish living space downstairs which has been very well thought out comprising: Large sitting room, dining room, desirable kitchen with a Range cooker, built in dishwasher and a double fridge freezer, a separate utility room with w.c and access to the garage from the rear. Upstairs are three large double bedrooms and a single, a beautiful family bathroom with the large Master bedroom enjoying it's own en-suite. Outside and to the rear is a fully enclosed and immaculate sunny garden, with clever planting and the perfect place to entertain guests with many pockets and areas to discover and relax in. At the front is ample off road parking and an integral single garage with an electric door. All in all, a truly beautiful family home that you could just move in to without having to lift a finger.

Rope walk is a popular and well established residential location, ideally located easy level access to local shops, schools (Aloeric Primary School & The Manor CofE VC Primary School both within 600 yards) and leisure facilities. Melksham is conveniently situated with good access to the neighbouring towns of Chippenham, Devizes and Trowbridge with Chippenham having a mainline railway station (London-Paddington) and access to the M4 motorway via junction 17 offering convenient access to the major centres of Bath, Bristol, Swindon and London. The property is also a short drive to the idyllic national trust village of Lacock being one of many incredible locations to visit.

Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: C



EPC Rating: C

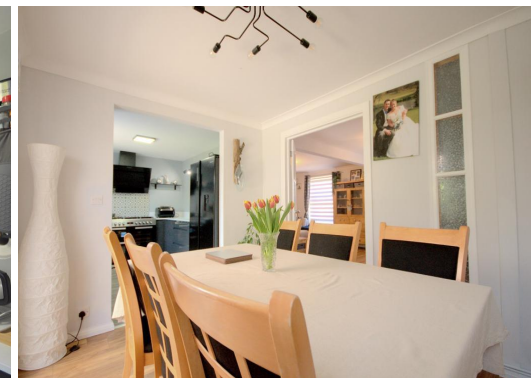
Mains electricity, gas, water and drainage

Agents notes: Planning has been granted for instillation of a log burner and flue to the front of the house.

PL/2002/0900Y

KEY FEATURES

- No onward chain
- Desirable kitchen with appliances
- Four beautiful bedrooms
- Family bathroom
- Plenty of off road parking
- Stylish open plan living
- Separate utility room with w.c
- Master ensuite
- Private, fully enclose sunny rear garden
- Integral garage with electric door





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

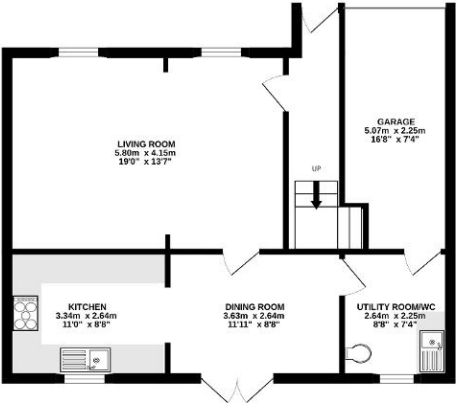
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

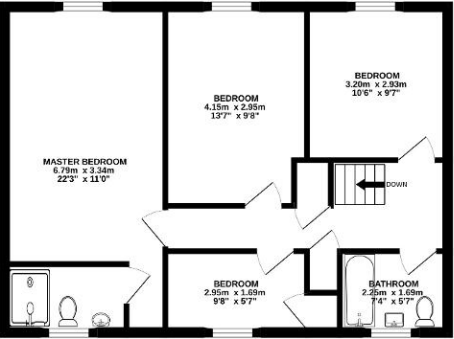
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GROUND FLOOR
65.5 sq.m. (705 sq.ft.) approx.



1ST FLOOR
62.6 sq.m. (673 sq.ft.) approx.



TOTAL FLOOR AREA : 128.0 sq.m. (1378 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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