

2 BEDROOM TERRACED | BASIL DRIVE, SN12 | £250,000

DESCRIPTION

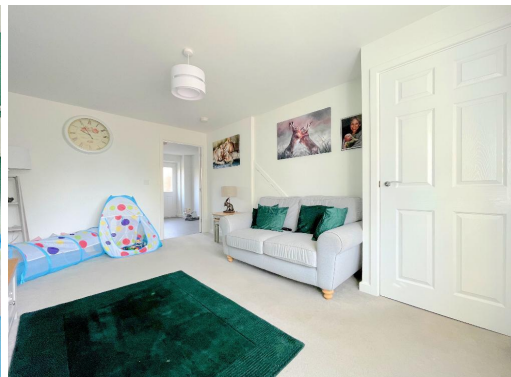
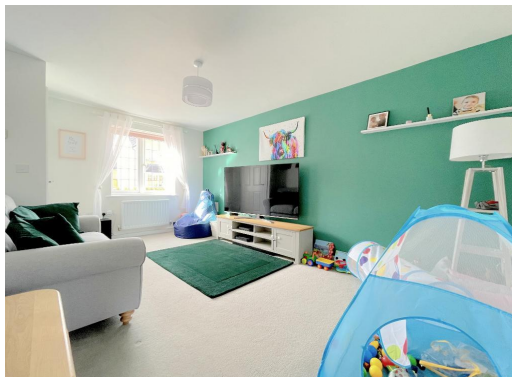
Offered with no onward chain. This beautiful two bedroom mid terraced home is located in a popular new development called Hunters Wood and is absolutely immaculate.

This property is also with CURO for shared ownership price list, copy and paste the below in to your https to find out more.

<https://www.curo-sales.co.uk/siteAdmin/uploads/84-basil-drive-sales-details.pdf>

Through the front door there is a light and spacious sitting room with a handy storage cupboard, a WC and a contemporary style kitchen / dining room. Upstairs there are two very good sized bedrooms with built in wardrobes and a stylish family bathroom. Outside and to the rear is a lovely sized, fully enclosed rear garden which has been patioed and lawned and two off road parking spaces are found at the front. As you will see this lovely home has the added benefit of modern solar panels which is reflected in the fantastic EPC rating. All in all, a beautiful modern home ideal for first time buyers and down siziers. You could just move in to without having to lift a finger.

The market town of Melksham is within a mile and has many amenities including schools, doctors surgeries and supermarkets. Situated on the banks of the River Avon, Melksham features a historic quarter and a town centre full of independent retailers, cafes, pubs, restaurants and a weekly market on Tuesdays. Facilities include a library, gym and swimming pool. There is a vibrant community with many clubs and societies for all ages. Local event highlights include Melksham Music Festival, Party in the Park, and the Food and River Festival. This beautiful Wiltshire Town is surrounded by historic landmarks and has some



beautiful walks including the Riverside Walk along the Avon and at the Conigre Mead Nature Reserve where some fascinating wildlife can be seen. Neighboring 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 away. Access to the M4 at junction 17 is 3 miles north of Chippenham.

Tenure: Freehold

Local Authority: Wiltshire Council

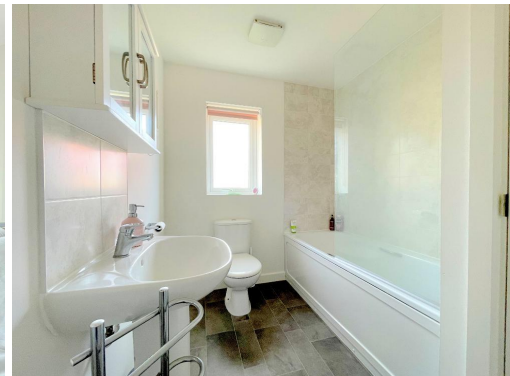
Council Tax Band: B

EPC Rating: B

Mains gas, electricity, water and drainage connected.

KEY FEATURES

- Modern mid terraced home
- Stylish kitchen / dining room
- Two good sized bedrooms
- Fully enclosed rear garden
- No onward chain
- Light and spacious sitting room
- Downstairs WC
- Contemporary family bathroom
- Off road parking for two cars
- New Hunters Wood development





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.

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