



DESCRIPTION

This spacious three bedroom semi detached family home is located in a quiet residential area on the East side of Melksham and offered with no onward chain. Close to open countryside and in a convenient position for plenty of local amenities.

This property would benefit from some updating, redecoration and offers plenty of space.

Through the front door there is a roomy entrance hall providing access to a large sitting room with multi fuel burning stove, a fitted kitchen with plenty of workspace and storage, a dining room and a separate utility room. Upstairs there are three very good sized bedrooms and a family bathroom with separate shower. There is a generous rear garden to the rear, plenty of off road parking to the front for a number of vehicles and a larger than average garage.

All in all, a superb opportunity to acquire this family home in need of a little tender loving care.

Pleasantly situated in a highly regarded residential location close to open countryside on the Eastern side of Melksham. The property is well placed to take advantage of local through routes and a wide range of amenities found in the town centre which is just over a mile away.

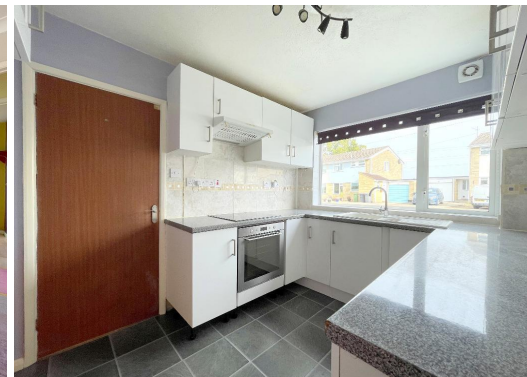
Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: D

The dual fuel burning stove provides the heating with an emersion tank upstairs (please see the EPC for more details). Mains gas, electricity, water and drainage are connected.



KEY FEATURES

- Quiet location
- Large sitting room with wood burner
- Utility room
- Three good sized bedrooms
- Garage
- Close to countryside
- Separate dining room
- Fitted kitchen
- Large fully enclosed rear garden
- Plenty of off road parking





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 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.

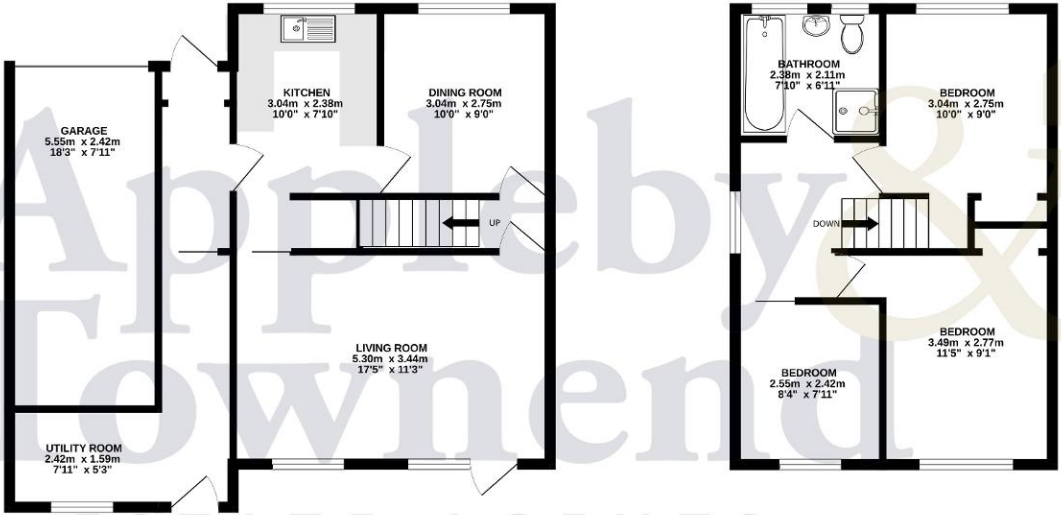
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GROUND FLOOR
63.7 sq.m. (685 sq.ft.) approx.

1ST FLOOR
37.8 sq.m. (407 sq.ft.) approx.



TOTAL FLOOR AREA: 101.5 sq.m. (1092 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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