

Sold

3 BEDROOM TERRACED | LAPWING ROAD, SN12 | GUIDE PRICE £250,000

## DESCRIPTION

This delightful mid terraced family home is perfectly positioned within a popular development, located away from the road and on the Sandridge Common side of Melksham.

Up the path and through the front door is an entrance hall with a WC, contemporary style fitted kitchen with plenty of storage and workspace and a spacious sitting / dining room.

Upstairs there is a family bathroom, two double bedrooms and a single with a lovely en-suite shower room to the Master.

Outside and to the rear is a fully enclosed, easy to maintain rear garden with gated access to a single garage in a block with a parking space in front. All in all, a wonderful family home in a desirable position that you could just move in to.

The centre of Melksham with its range of amenities including swimming pool/fitness centre, library and bus services to surrounding towns lies just over a mile away. Neighbouring 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 is just 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: C

EPC Rating: B

All mains services connected. Gas central heating.

Yearly service charge: £178,00



## KEY FEATURES

- Terraced family home
- Spacious sitting / dining room
- Downstairs WC
- Master en-suite
- Popular location
- No onward chain
- Kitchen
- Family bathroom
- Fully enclosed rear garden
- Garage and parking





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	82   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.

APPLEBY & TOWNEND

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