



2 BEDROOM DETACHED HOUSE | WOODROW ROAD, SN12 | OFFERS OVER £235,000



## DESCRIPTION

This beautiful modern two / three bedroom family home is located in a desirable location and offered to the market with no onward chain. Close to open countryside and many amenities.

Through the front door there is an entrance porch with a downstairs WC and provides access to the light and spacious sitting room which in turn takes you through to a wonderful contemporary style kitchen / dining room, perfect for entertaining guests.

Upstairs there is a lovely landing with plenty of light, Two double bedrooms one of which has an impressive walk in wardrobe, a family bathroom and a small single, which could also be used as a home office or nursery.

Outside and to the rear is a fully enclosed, private rear garden which is easy to maintain and off road parking to the front.

Situated an an enviable position close to open countryside which leads to Bowden Hill and the stunning picturesque National Trust Village of Lacock. The beautiful market town of Melksham is conveniently situated with good access to Devizes, Bradford-On-Avon, Trowbridge and Chippenham are close by with Chippenham having a mainline railway station (London-Paddington) and access to the M4 motorway via Junction 17 offering access to the major centres of Bath, Bristol, Swindon and London. The Georgian City of Bath with many facilities lies just 12 miles away.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: B

EPC Rating: C

Mains gas central heating, drainage and electricity.





## KEY FEATURES

- Two / three bedroom detached home
- Sought after location
- Desirable kitchen / dining room
- Two double bedrooms
- Fully enclosed, private rear garden
- No onward chain
- Light and spacious sitting room
- Downstairs WC
- Family bathroom
- Off road parking



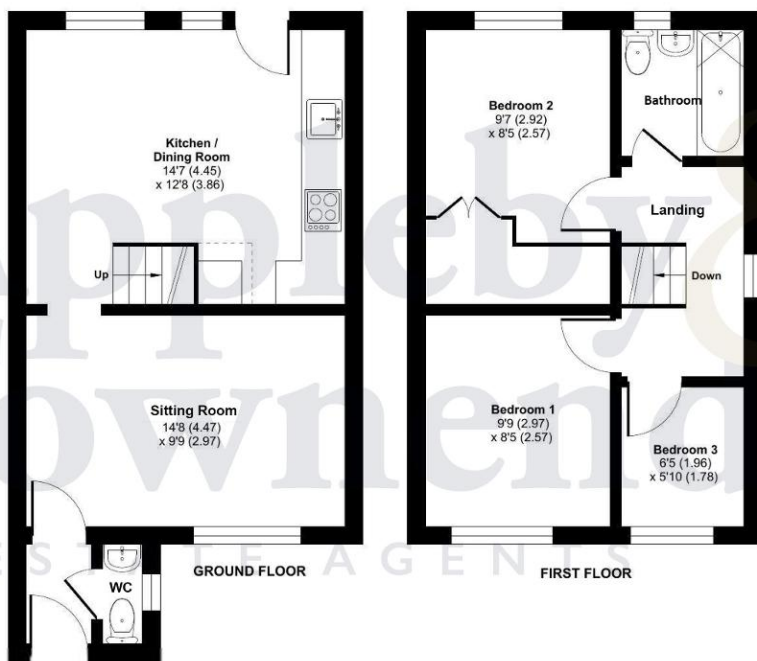






## Floor Plan

Total floor area : 65.0 sq.m. (701 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 of efficiency can be given.

## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	72   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

4D Broad Lane Farm

Seend

Melksham

Wiltshire, SN126RJ

Tel: 01225 983 910

E-mail: [help@applebyandtownend.co.uk](mailto:help@applebyandtownend.co.uk)

Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)