

Sold

3 BEDROOM SEMI-DETACHED | ST. MICHAELS ROAD, SN12 | GUIDE PRICE £325,000

DESCRIPTION

Rare to the market and offered with no onward chain. This beautifully maintained, extended and refurbished three bedroom semi-detached family home is located on a quiet cul-de-sac and within easy level walking distance to many amenities.

On the ground floor there is a fantastic open plan living space covering 30ft which provides a wonderful feeling of space, with the sitting area, kitchen and dining area all easily accessible. There is also access to the single garage and a downstairs WC.

Upstairs there are three bedrooms including two doubles and a beautiful fitted family bathroom.

Outside and to the rear is a large, fully enclosed sunny garden with plenty of space for entertaining guests and any growing family.

There is a driveway to the front providing off road parking and a single garage.

All in all, a fabulous family home that you could just move in to without lifting a finger.

St. Michaels Road is a popular and well established residential location, ideally located for access to local shops, schools 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.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: E

Mains electricity, water and drainage.

Oil fired central heating.



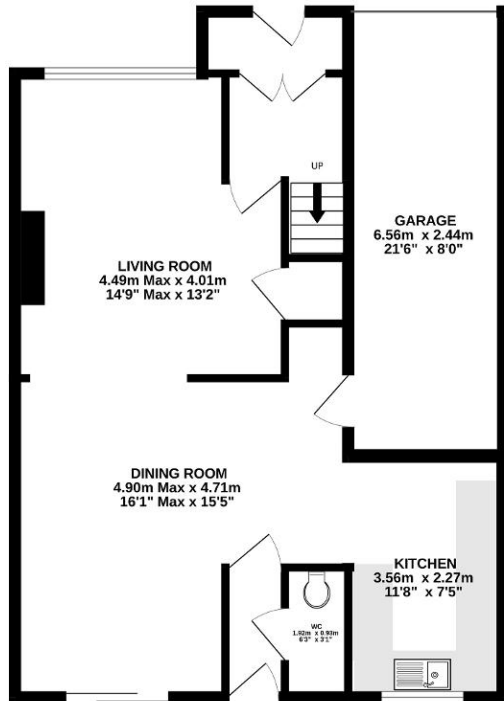
KEY FEATURES

- No onward chain
- Extended & refurbished
- Large sitting room / dining room
- Downstairs WC
- Large fully enclosed rear garden
- Three bedroom family home
- Open plan living space
- Contemporary style kitchen
- Three bedrooms including two doubles
- Off road parking & single garage

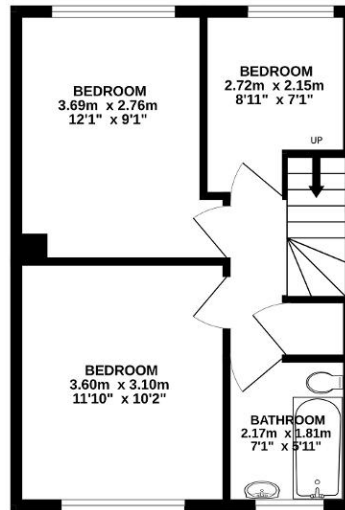




GROUND FLOOR
69.6 sq.m. (750 sq.ft.) approx.



FIRST FLOOR
35.6 sq.m. (383 sq.ft.) approx.



TOTAL FLOOR AREA : 105.2 sq.m. (1133 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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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 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

Web: www.applebyandtownend.co.uk