



4 BEDROOM CHARACTER PROPERTY | LOWBOURNE, SN12 | GUIDE PRICE £330,000

DESCRIPTION

Nestled in the heart of the charming market town of Melksham, this converted former mill exudes charm and character. Dating back to the 1850s, it has undergone clever renovations and tasteful updates by its current owners.

Stepping through the front door, you'll find an entrance hall/utility room with ample storage for coats and shoes. The fitted kitchen boasts a Rangemaster oven and integrated appliances, while the sitting room features Mullion windows. The Orangery, currently used as a dining room, boasts bifold doors that allow year-round enjoyment of the rear garden. A contemporary-style family bathroom with a separate shower completes the downstairs amenities.

Upstairs, you'll find three bedrooms, including one with built-in wardrobes and the master bedroom with an ensuite shower on the top floor.

Outside, the rear features a large patio and garden, primarily laid to lawn, with gated access to the front.

Overall, this wonderful period home offers a central location and a captivating blend of history and modern comfort.

Located close to the town and only a few yards from the wide range of shopping facilities and services available. Melksham is a small market town on the River Avon and provides a variety of shopping, leisure and educational service's all within easy level walking distances. Trowbridge (c. 7 miles) The Georgian city of Bath (c.11miles) and Chippenham (c.11 miles) all offer more comprehensive facilities in addition to access the M4 motorway via junction 17 and main links to Bristol, Swindon and London (Paddington)

Tenure: Freehold

Local Authority: Wiltshire Council



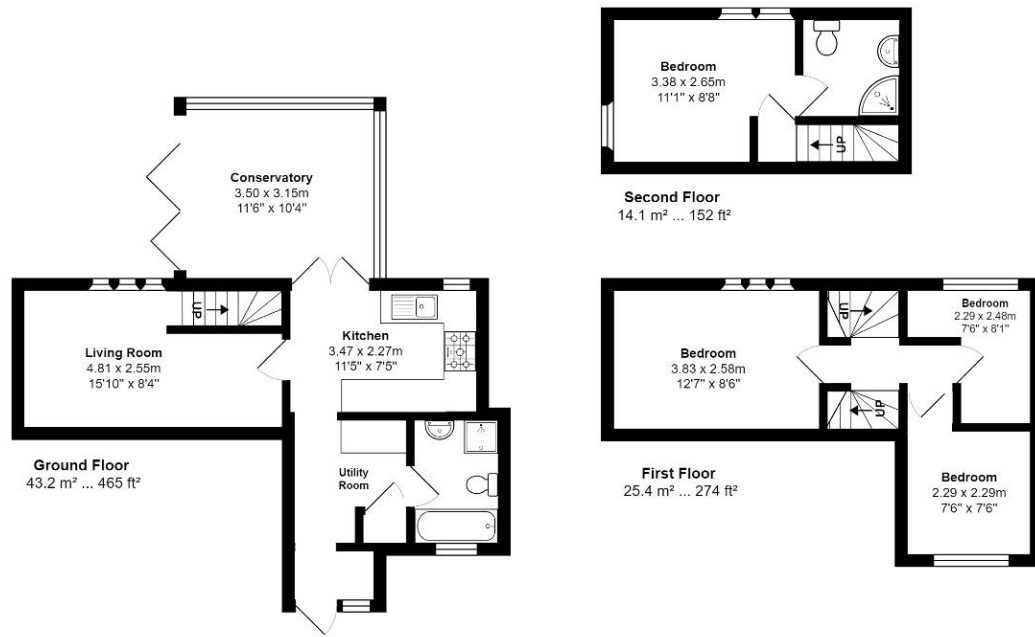
Council Tax Band: B
EPC Rating: D
Mains electricity, gas, water and drainage.

KEY FEATURES

- Grade two listed four bedroom home
- Separate utility room
- Sitting room with Mullion windows
- Master en-suite shower room
- Fully enclosed South facing rear garden
- Fitted kitchen
- Family bathroom with separate shower
- Stunning Orangery with bifold doors
- Period features
- New bespoke double glazed windows







Total Area: 82.7 m² ... 890 ft²

IMPORTANT NOTICE: This floor plan is intended to support interested parties in visualising a property's internal layout. All measurements, while within acceptable tolerances, are approximate and for illustrative purposes only.
(Not drawn to scale)

ENERGY EFFICIENCY

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 58 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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