

Sold

3 BEDROOM SEMI-DETACHED | BOWMANS COURT, SN12 | OFFERS OVER £275,000



## DESCRIPTION

No onward chain! This beautifully presented, very well maintained and impressive three bedroom semi-detached family home is well positioned in the desirable Bowmans Court development. Close open countryside, the town centre and within easy walking distance to schools and plenty of amenities.

Through the front door there is an entrance hall with a downstairs WC, a magnificent open plan Sitting room/kitchen/dining room, with a beautiful contemporary style fitted kitchen and sliding doors to the rear patio.

Upstairs there is a lovely family bathroom a double and single bedroom. On the top floor there is the main bedroom which is a very good size with Velux windows providing plenty of light.

Outside and to the rear is a Sunny fully enclosed rear garden with plenty of areas to entertain and relax. There is off road parking to the front for a couple of cars and a good sized single garage attached to the house.

All in all, a superb home offered with no onward chain ready to move in to.

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: C

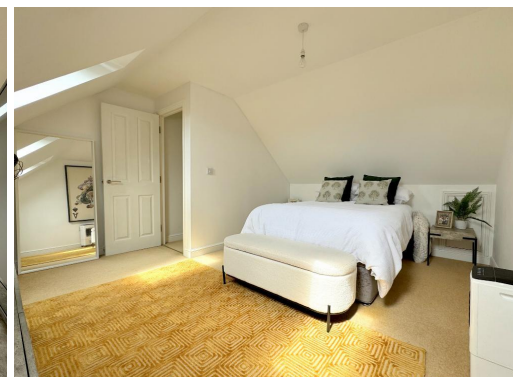
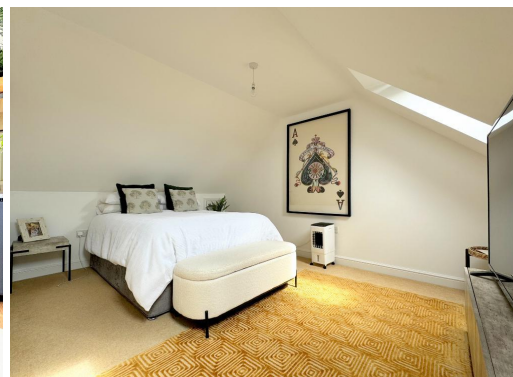
EPC Rating: C

Mains gas central heating, drainage and electricity.



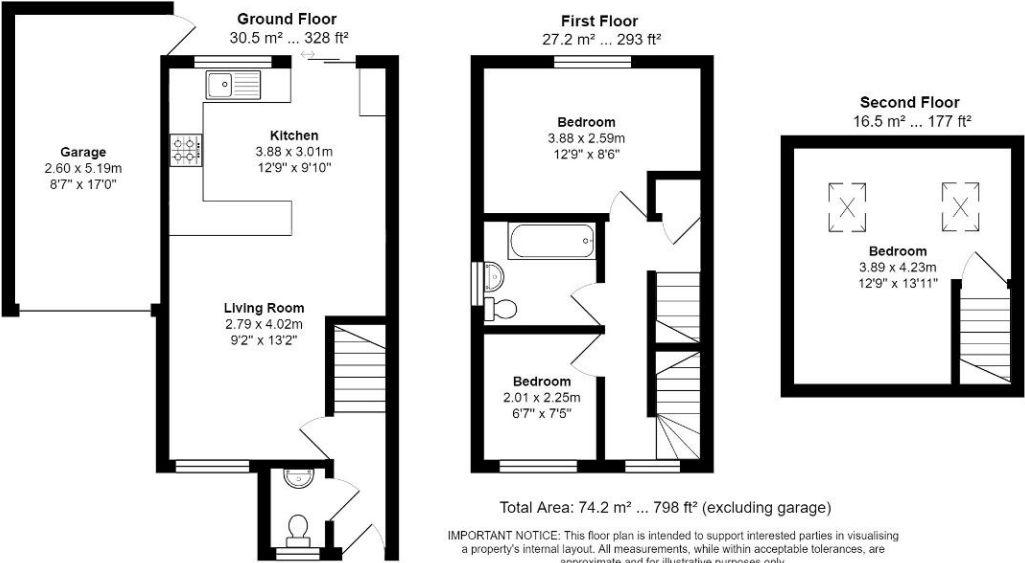
## KEY FEATURES

- Three bedroom family home
- No onward chain
- Close to open countryside
- Family bathroom
- Off road driveway parking
- Semi detached
- Modern open plan living
- Desirable location
- Sunny fully enclosed rear garden
- Good sized garage









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		86   B
69-80	C	73   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.

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