



2 BEDROOM TERRACED | UNION STREET, SN12 | £215,000

DESCRIPTION

This beautifully maintained and very much improved two bedroom Victorian cottage is offered to the market with no onward chain. Offering plenty of period features with contemporary styling throughout. This home has recently been updated and includes, a good sized sitting room with exposed beams and fireplace, a newly fitted kitchen with plenty of storage and double oven, a separate dining room and a light and spacious shower room. Upstairs there are two good sized bedrooms, one with large built in wardrobes and an original feature fireplace.

Outside and to the rear is a fully enclosed South facing rear garden, ideal for entertaining guests when the good weather returns, a good sized out building which could be easily converted and provides plenty of storage/potential for further development.

Located in the heart of 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: A

EPC Rating: B

Mains electricity, gas, water and drainage.

Agents notes: We have been advised that there are flag stones under the existing flooring in the sitting room and possibly the kitchen as well.



KEY FEATURES

- No onward chain!
- In the heart of the town
- Two bedrooms one with built in wardrobes
- New kitchen and separate dining room
- South facing rear garden
- Immaculate Victorian cottage
- Plenty of period features
- Good sized sitting room
- Stylish shower room
- Outbuilding with potential 13 x 9.sq.ft





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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.



Total area: approx. 645.8 sq. feet

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.

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