

Close to Town Amenities | Immaculate Throughout | Kitchen/Breakfast Room | Cloakroom, Sitting Room | Shower Room | Double Glazing & Gas Heating | Ideal First Time Purchase | Ideal Investment | Viewing Strongly Recommended |

Lock and Key are pleased to offer this two bedroomed property set away off the road in union street and close to the town amenities. Immaculate throughout, the accommodation is arranged over two floors and comprises a sitting room, kitchen and W/C on the ground floor. To the first floor there two bedrooms and a shower room. Additional features include gas heating and double glazing. Externally there is a enclosed rear garden. This is an ideal opportunity for the First Time Buyer or Investment.

Situation:

Enjoying a unique and convenient location a short distance from the town centre, the property is within reach of a range of facilities which include swimming pool/fitness centre, library, an array of retail and commercial outlets, supermarkets and bus services to surrounding towns whilst both infant and junior schools are available close by. King George V Playing Field is also close by whilst a sports centre at Bowerhill just over two miles away offers a range of facilities including ten pin bowling. Neighbouring towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of main line rail services whilst the City of Bath with its many facilities lies some ten miles distant. Access to the M4 at junction 17 lies three miles north of Chippenham.

Accommodation:

Double glazed door to:

Kitchen: 12'1 x 7'5 max

Double glazed window and door to the front, A range of wall and base units with work surface over with tiled surrounds, stainless steel sink inset with mixer taps, partially tiled walls, built in electric oven and gas hob with extractor hood over. Space for washing machine, space for fridge/freezer, ceramic tiled floor.

Lounge: 11'11 x 9'6

Double glazed french doors into rear garden, double glazed window to the rear. Stairs to first floor, radiator.

WC:

With low level WC, wash hand basin, radiator.

Landing:

Bedroom One: 12' x 7'8

Double glazed window to the rear, radiator

Bedroom Two: 12' x 6'8

Double glazed window to the front, radiator.

Shower Room: 6'3 x 5'6

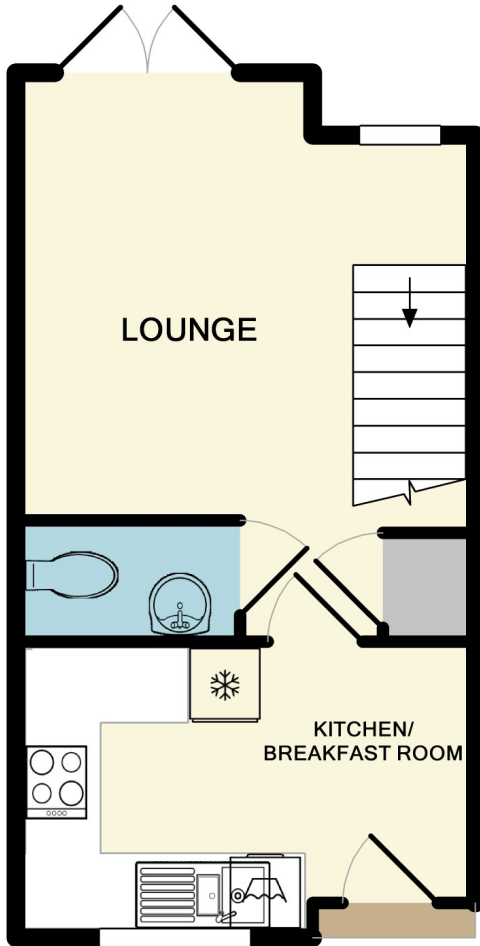
Shower, W/C, Wash hand basin.

Externally:

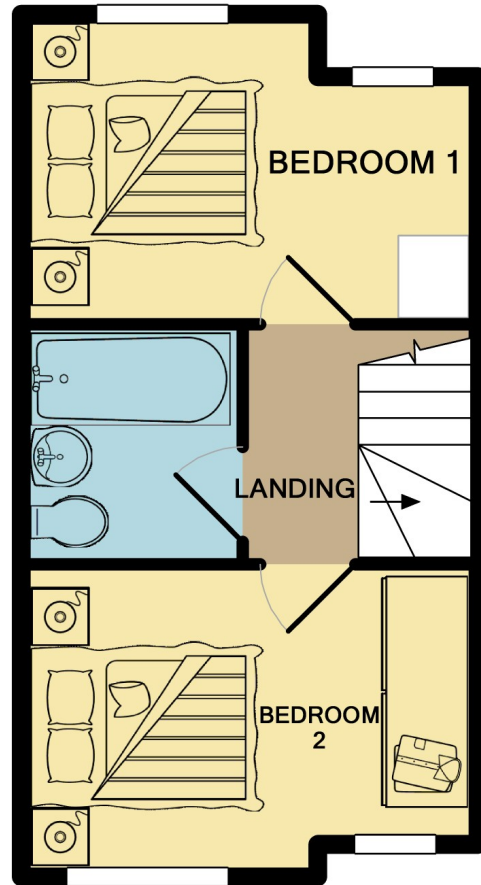
Fully enclosed garden with fencing and gated access to the rear.

:
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give a representation or warranty in respect of the property. Floor plan measurements and distances are approximate only and should not be relied upon. We have not carried out a detailed survey nor tested the services, appliances or specific fittings.

Price: £162500



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2019

5 Church Street,
Melksham,
Wiltshire,
SN12 6LS

01225 707 342

