



Attached Cottage | Conservation Area | Two Bedrooms | Fitted Kitchen | Lounge/Dining Room | Bathroom | Double Glazing & Gas Heating | Close To Amenities & Parking | Ideal Investment |

Lock and Key independent estate agents are pleased to offer this lovely two bedrooomed attached cottage tucked away in a quiet backwater in the heart of the towns conservation area and close to the town's amenities. The accommodation is arranged two floors and comprises a sitting room with an open working fireplace, and a fitted kitchen. To the first floor are two bedrooms and a family bathroom. The property further benefits from gas heating and double glazing. Parking space to the side. Ideal opportunity for the First Time Buyer or Investment. No Chain.

Situation:

Within a backwater in the heart of the favoured conservation area. The property is only a convenient walk from the wide range of shopping facilities and services available in the town centre, yet is away from busy roads and streets. Melksham is a small market town with a variety of shopping, leisure and educational services. The Georgian city of Bath, (c.11miles) and the ever expanding town of Chippenham (c.11 miles) both offer more comprehensive facilities in addition access to the M4 motorway via junction 17 and main links to



Bristol, Swindon and London (Paddington)

Accommodation:

Double glazed door to the front.

Lounge/Dining room: 20' x 10'05

Two double glazed windows to the side, feature fireplace with ceramic surround, oak flooring, radiator. Tv point and telephone point. Stairs to first floor.

Kitchen: 13'10 x 5'6

Double glazed windows to the rear. A range of wall and base units with work surface over, space and point for a cooker with extractor above, space and plumbing for washing machine, space and plumbing for dish washer, space for fridge/ freezer. ceramic tiled floor, radiator.

Landing:

Doors to all rooms:

Bathroom: 9'11 x 5'5

Suite comprising a panelled bath with shower attachment, low level W/C, pedestal wash hand basin, tiled walls, radiator. extractor fan. Access to loft

Bedroom One: 11'10 x 11'01 (into doorway)

Double glazed window to the side, radiator and ariel point.

Bedroom Two: 8'10 x 6'10

Double glazed window to the side, radiator.

Externally & Parking:

Gravelled parking to the side of the property.

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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 firms employment has the authority to make or give a representation or warrenty 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: £185000

5 Church Street,
Melksham,
Wiltshire,
SN12 6LS

01225 707 342