



Two Double Bedrooms | Entrance Porch | Sitting Room | Kitchen / Diner | Lean To, Bathroom | Enclosed Rear Garden | Garage & Drive Parking | Ideal Investment | Ideal First Time Purchase |

Lock and Key independent estate agents are pleased to offer this lovely terraced property situated in a small cul-de-sac on the favoured eastern side of town. The accommodation offers an entrance porch, sitting room, a kitchen/diner, and a lean to. On the first floor there are two double bedrooms and family bathroom. Addition features include gas heating, double glazing where stated, gardens, garage in a block and parking. Ideal Investment or First time Purchase. Viewing is strongly recommended.

Situation:

The centre of Melksham with its range of amenities including swimming pool/fitness centre, library and bus services to surrounding towns lies about a mile away. Neighbouring towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of mainline rail services whilst the Georgian city of Bath with its many facilities lies some 12 miles distance. Access to the M4 at junction 17 is 3 miles north of Chippenham.

Accommodation:

Double glazed entrance door to:

Entrance Porch:

Tiled floor, double glazed door to:

**Sitting Room:** 13'8 x 11'8

Double glazed window to front, radiator, balustrade stair case to first floor with cupboard under, meter cupboard, panelled glazed door through to:

Kitchen / Diner: 11'8 x 9'2

With casement window to rear, half glazed door to rear, attractive range of fitted base and wall units incorporating stainless steel one and half bowl sink unit with mixer tap, plumbing for automatic washing machine, space for cooker and fridge, wall mounted gas boiler supplying central heating and domestic hot water (not tested), part tiled walls, radiator.

Lean To::

Single glazed with door into garden.

First Floor Landing:

With access to insulated loft, doors to:

Bedroom One: 11'10 x 9'4

Double glazed window to rear, radiator, built in double door wardrobe.

Bedroom Two: 11'8 x 8'1

Double glazed window to front, radiator.

Family Bathroom:

Suite comprises, panelled bath with shower over, wash hand basin, low flush W/C, ladder style radiator, extractor fan, part tiled walls, tiled floors, built in storage cupboard.

Externally & Parking:

Parking to front.

Rear Garden:

To the rear the garden is fully enclosed, mainly paved with gateway access to the rear.

Garage:

In a block at the rear - white door with number on it.

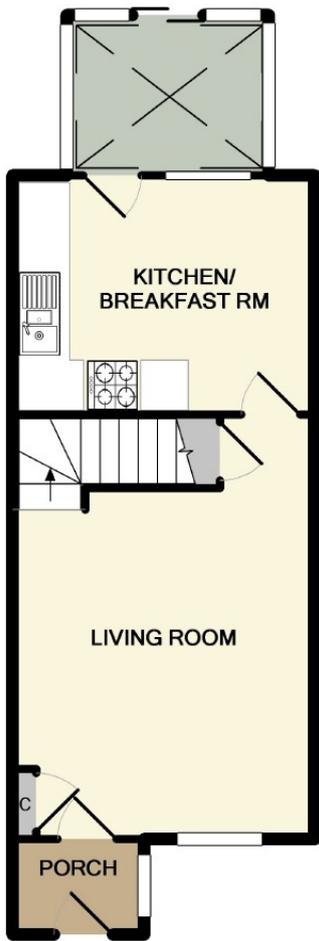
Directions:

From our office, turn left into the High Street. Turn right at the mini roundabout into Lowbourne and follow the road. At the next roundabout turn right into Sandridge Road and continue along until the next mini roundabout, turning right into Blackmore Road and then left into Ingram Road, Pennine Close will be the second on the right, the property just in on the left hand side.

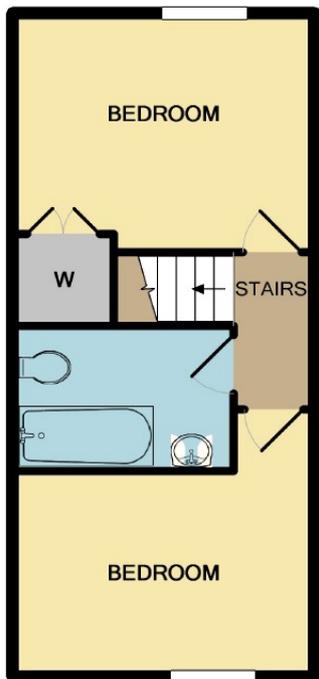
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Price: £180000



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
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