



Forest Edge, Woodrow, Melksham, Wiltshire

Detached Family Home | Three Reception Rooms | Beautiful Kitchen | Five Double Bedrooms | Ensuite & Shower Room | Garden | Gated Off Road Parking | Next to Open Countryside

Asking Price: £600,000 (Guide Price)



Forest Edge 161 Woodrow, Melksham, Wiltshire

DESCRIPTION

Accommodation: Composite door leading into the porch with window to side aspect. Part glazed door leading into the dining room. Dining Room Window to front aspect, ornamental fireplace with wood surround, under stairs storage cupboard, column radiator, stairs to first floor, door leading into study and part glazed door leading into the kitchen. Study Window to front aspect, ornamental fireplace with wood surround, radiator. Kitchen Range of base and wall units, ceramic 1 1/2 bowl sink with drainer, space for range cooker, space for dishwasher, washing machine, tumble dryer and wine cooler, integrated fridge and freezer, column radiator, barn style upvc door to the side, double part glazed doors leading into the living room. Living Room Window and patio doors to rear overlooking the garden, wood burner. Landing. Bedroom One Window to rear, fitted wardrobes, radiator. Ensuite Bath with shower taps, sink with vanity unit, wc. Bedroom Two Window to front, fitted cupboard, radiator. Bedroom Three Window to front, radiator. Bedroom Four Window to rear, column radiator. Bedroom Five Window to side, radiator. Shower Room Rainfall shower, wc, sink with vanity unit. Outside The enclosed rear garden is laid to lawn and patio with side access leading to the front. There is off road parking to the front of the property.

MATERIAL INFORMATION:

COUNCIL TAX BAND: BAND E - Wiltshire Council

TENURE: FREEHOLD

PARKING: Gated gravel parking to the front of the house PROPERTY CONSTRUCTION: Standard

SEWERAGE: Septic Tank

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas central Heating

BROADBAND: Connected - TYPE - Standard PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk>

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk>

BUILDING SAFETY: None

IS THE PROPERTY LISTED OR IN AN AOOB/CONSERVATION AREA?: No

RESTRICTIONS: None

RIGHTS & EASEMENTS: None

FLOOD RISK: None

PLANNING PERMISSIONS: Two new builds being built opposite the house

PROPERTY ALTERATIONS: None ACCESSIBILITY/ADAPTATIONS: None

COALFIELD OR MINING AREA: No

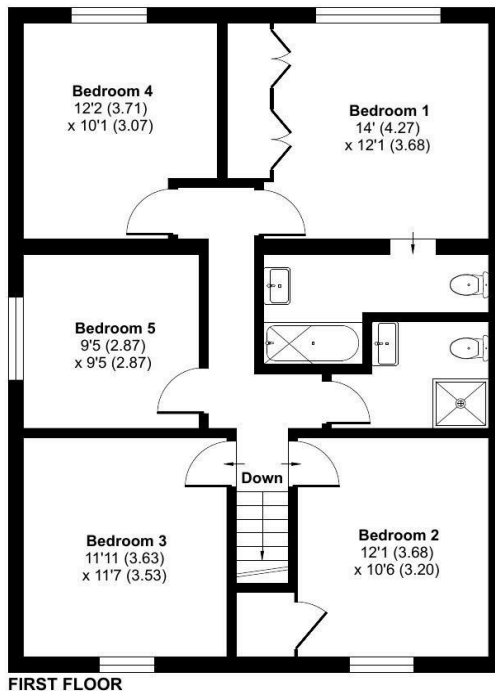
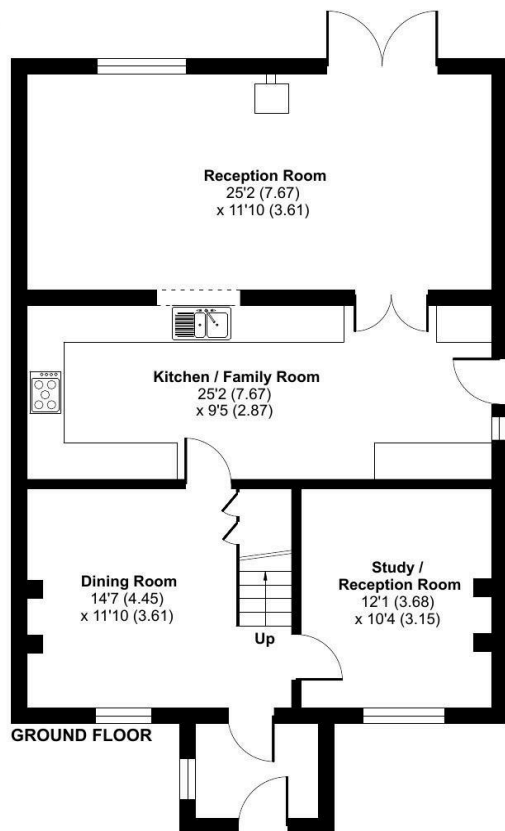




Woodrow Road, Forest, Melksham, SN12

Approximate Area = 1784 sq ft / 165.7 sq m

For identification only - Not to scale



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhtecom 2024. Produced for Forest Lettings & Property Management. REF: 1176130

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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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