

for sale

£170,000



22a Church Lane MELKSHAM SN12 7EE

Two/three bedroom apartment offering versatile accommodation in a convenient location for all local amenities. The property benefits from a garage in a separate block providing additional storage plus an ensuite to the main bedroom. Viewing recommended.



# 22a Church Lane MELKSHAM SN12 7EE

## Description

Nestled on the sought-after Church Lane in Melksham, this beautifully presented 2/3 bedroom apartment offers a perfect blend of comfort, style, and convenience. Ideal for first-time buyers, downsizers, or investors, this home is a rare find in a prime location.

As you step inside, you'll be greeted by a spacious and well-maintained interior. The apartment boasts a versatile layout with two generously sized bedrooms and an additional room that can easily serve as a third bedroom, home office, or cozy study. The recently refitted bathroom suite adds a touch of modern luxury, offering a sleek, contemporary space to unwind.

The apartment includes the added benefit of a garage in a nearby block, providing secure storage and parking-an invaluable asset in this area.

Living here means you're within easy reach of Melksham's vibrant town centre where you'll find an array of local amenities including shops, cafes, and restaurants. The area is well-served by highly regarded schools, making it an excellent choice for families. Additionally, the property enjoys excellent road links, with easy access to the A350 and M4, connecting you to nearby towns and cities with ease.

Whether you're looking for a comfortable home or a smart investment, this Church Lane apartment offers it all-stylish living in a convenient location. Don't miss your chance to view this exceptional property



## Accommodation

### Hallway

Entrance door to front. Doors to Lounge/Diner and Bathroom. Stairs to First Floor.

### Lounge/Diner

18' 9" max x 10' 10" max ( 5.71m max x 3.30m max )

L-shaped room. Two windows to front aspect. Two radiators. TV point.

### Kitchen

10' 10" x 8' 5" ( 3.30m x 2.57m )

Fitted with a matching range of base and wall units with roll edge work surfaces and inset twin sink unit. Appliance space. window to side.

### Bathroom

Suite comprising panelled bath, low level WC and pedestal wash hand basin. Window to side.

### Bedroom Two

11' 1" x 10' 9" ( 3.38m x 3.28m )

Two windows to side and window to rear. Radiator.

## First Floor

### Landing

Stairs rising from Ground Floor. Airing cupboard.

### Bedroom One

Window to rear. Radiator. Door to Ensuite.

### Ensuite

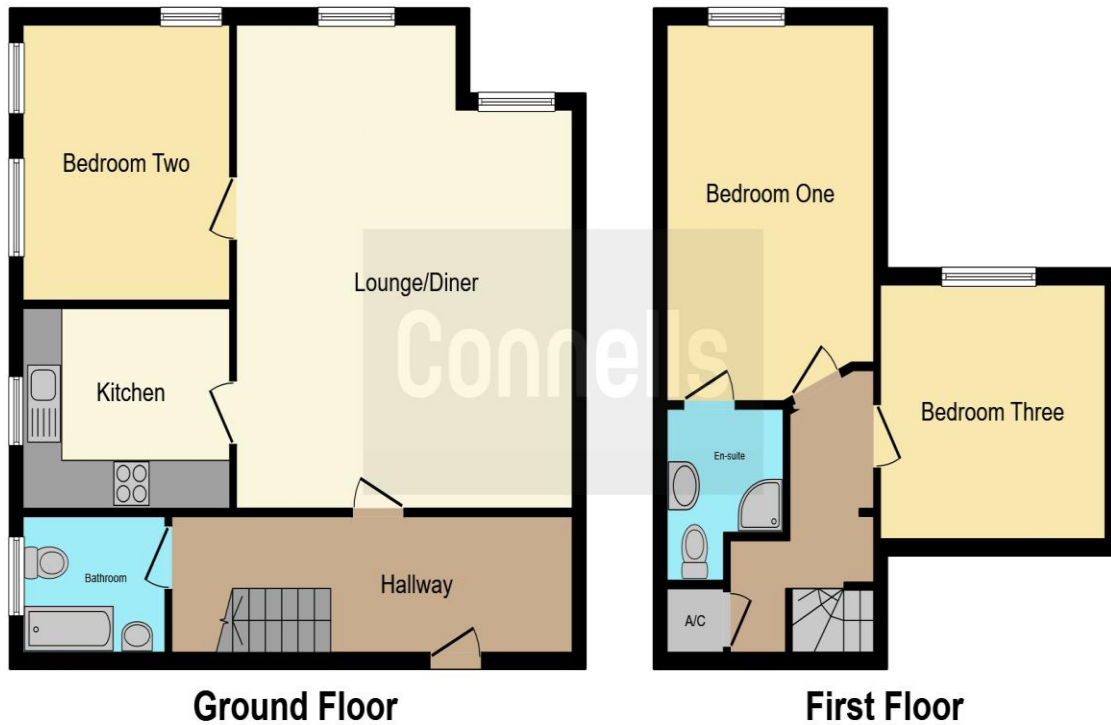
Suite comprising low level WC, pedestal wash hand basin and multi jet shower. Extractor fan.

### Bedroom Three

11' 1" x 10' 4" ( 3.38m x 3.15m )

Window to rear. Eaves storage.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM305986 - 0002

**Tenure:** Leasehold

**EPC Rating:** C

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This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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