



**Woodcombe, Melksham SN12 7SD**

**welcome to**  
**Woodcombe, Melksham**

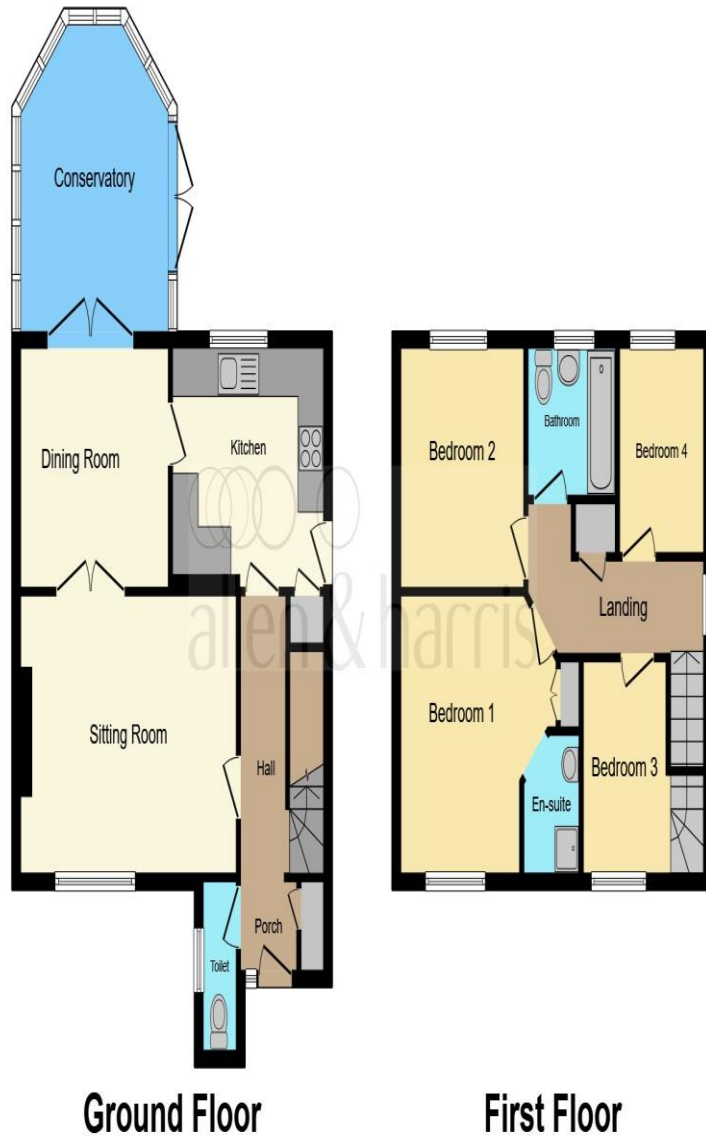
Allen&Harris are delighted to offer this spacious, four-bedroom detached family home for sale.

Located in a popular residential area of Melksham, close to local schools and amenities.

This is a superb opportunity for the new owner to put their own stamp on.

Offered for sale with No Onward Chain.





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



**Entrance Hallway**

9' 8" x 9' 7" (2.95m x 2.92m)

**Living Room**

16' 7" x 11' 4" (5.05m x 3.45m)

**Bedroom Three**

9' 1" max x 8' 10" (2.77m max x 2.69m)

**Dining Room**

11' 4" x 9' 9" (3.45m x 2.97m)

**Bedroom Four**

8' 3" x 6' 6" (2.51m x 1.98m)

**Kitchen**

11' 7" x 10' 8" (3.53m x 3.25m)

**Family Bathroom**

**Front Garden**

**Rear Garden**

**Garage**

**Conservatory**

12' 4" max x 11' 11" max (3.76m max x 3.63m max)

**Cloakroom**

**First Floor Landing**

**Bedroom One**

14' 1" max x 11' 6" (4.29m max x 3.51m)

**En-Suite Shower Room**

**Bedroom Two**

welcome to

## Woodcombe, Melksham

- Four Bedroom Detached Family Home.
- Pleasant, cul-de-sac location.
- Front and Rear Gardens.
- Garage and Driveway Parking.
- Offered for sale, as seen.

Tenure: Freehold EPC Rating: D

guide price

**£350,000-£370,000**



**view this property online** [allenandharris.co.uk/Property/COS106648](https://www.allenandharris.co.uk/Property/COS106648)

Please note the marker reflects the postcode not the actual property



Property Ref:  
COS106648 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
allen & harris



**01249 713877**



[corsham@allenandharris.co.uk](mailto:corsham@allenandharris.co.uk)



28 High Street, CORSHAM, Wiltshire, SN13 0HB



[allenandharris.co.uk](https://www.allenandharris.co.uk)