



**Wrights**  
01225 755553

Teachers Way, Melksham, Wiltshire, SN12 8FA

£305,000

This three bedroom semi detached property is situated on the popular George Ward Gardens development, located on the Corsham side of Melksham town, within easy reach of the railway station. The property offers many features including a high quality kitchen/diner, downstairs cloakroom, en-suite to the master bedroom, built in wardrobes, a generous enclosed rear garden, garage and driveway parking for two vehicles.

For sale with 4 years remaining on NHBC builders warranty and the benefit of no onward chain.

### Situation

The property is situated within a popular George Ward Gardens development on the Bath side of Melksham. Melksham town centre is within easy reach, offering good shopping and leisure facilities including various shops and supermarkets, a fitness centre/swimming pool, library, cafes, restaurants and banks.

Neighbouring towns include Devizes, Corsham, Calne, Trowbridge, Bradford-on-Avon and Chippenham. The World Heritage City of Bath is also just 14 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Three bedroom semi detached property**

**Situated on the popular George Ward Gardens development**

**Downstairs W.C**

**High quality kitchen/diner**

**Built in wardrobes**

**En-suite to master bedroom**

**Generous enclosed rear garden**

**Garage**

**Driveway parking for two vehicles**

**No onward chain**





The property comprises

#### Ground floor

##### Entrance Porch

With tiled floor and radiator.

##### Lounge

*16' 4" x 10' 3" (4.98m x 3.13m) max*

With ceramic tiled floor, radiator and PVCu double glazed window to the front.

##### Hall

With ceramic tiled floor, radiator and stairs to the first floor.

##### Cloakroom

With ceramic tiled floor, W.C and pedestal hand basin, heated towel rail and extractor fan.

##### Kitchen/Diner

*18' 10" x 7' 8" (5.73m x 2.34m)*

With ceramic tiled floor, radiator, a range of eye level and base units, quartz woktops with updates, integrated electric oven and gas hob with extractor hood over, integrated fridge/freezer and dishwasher, space for washing machine, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

#### First Floor

##### Landing

With storage cupboard.

##### Bedroom 1

*13' 9" x 9' 6" (4.18m x 2.90m) max*

With wood laminate flooring, radiator, built in wardrobe and two PVCu double glazed windows to the front.

##### En-suite

With white suite comprising pedestal hand basin, W.C and double shower enclosure with mains shower, heated towel rail, extractor fan and obscured PVCu double glazed window to the front.

##### Bedroom 2

*11' 4" x 8' 9" (3.45m x 2.66m)*

With wood laminate flooring, radiator, built in wardrobe and two PVCu double glazed windows to the rear.

##### Bedroom 3

*10' 0" x 7' 10" (3.04m x 2.38m)*

With wood laminate flooring, radiator, built in wardrobe and two PVCu double glazed windows to the rear.

##### Bathroom

With white suite comprising bath with electric shower over, pedestal hand basin and W.C, heated towel rail, extractor fan and obscured PVCu double glazed windows to the side.

### Externally

#### To the front

Driveway parking for two vehicles. Path providing access to the rear.

#### Integrated garage

With power, light and up and over door to the front.

#### To the rear

The generous enclosed rear garden is laid to lawn with a spacious patio seating area. A gate provides access to the front of the property.

### Council tax

The property is currently in council tax band C.

### Tenure

The property is sold as freehold.

### Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

### Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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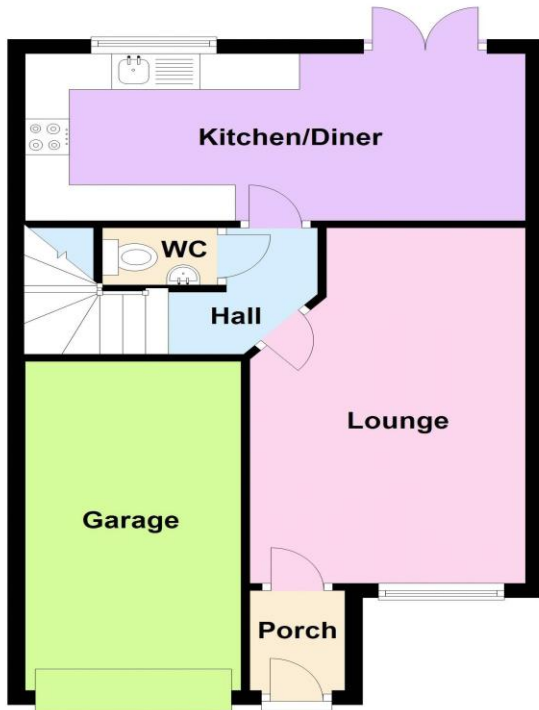
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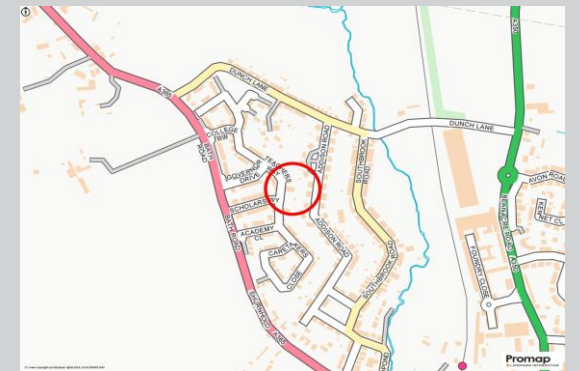
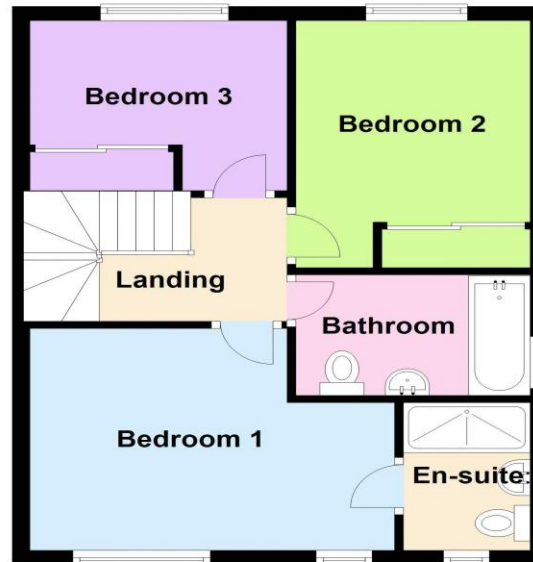
### Ground Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



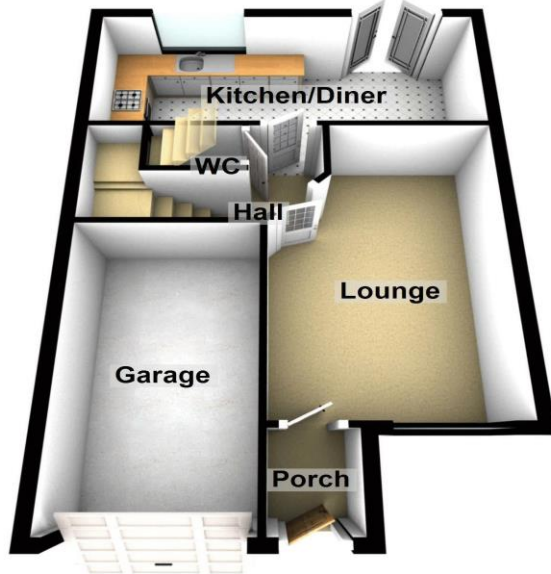
### First Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



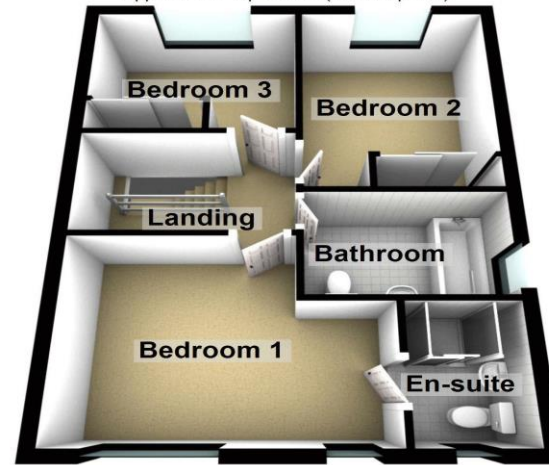
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### Disclaimer

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