



**Wrights**  
01225 755553

Weavers Crofts, Melksham, Wiltshire, SN12 8BP

Offers in the region of  
**£240,000**

This three bedroom end of terrace property is situated on a cul-de-sac within walking distance of Melksham town centre.

Features include a conservatory, gas central heating, PVCu double glazing, allocated parking and enclosed rear garden.

Sold with the benefit of no onward chain.



**Three bedroom house**  
**Situated within walking distance to Melksham town centre**

**PVCu double glazing**  
**Gas central heating**  
**Conservatory**

### Situation

The property is situated within easy reach of Melksham town centre, 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.

**Allocated parking**  
**Enclosed rear garden**  
**Cul-de-sac location**  
**No onward chain**





The property comprises

### Ground Floor

#### Entrance Hall

With radiator and storage cupboard.

#### W.C

With suite comprising low level w.c and hand basin with vanity unit.

#### Kitchen *8' 11" x 7' 11" (2.71m x 2.41m)*

With tiled flooring, a range of eye level and base units, integrated oven and hob with extractor hood, sink/drain, space for fridge freezer and washing machine and PVCu double glazed window to the front.

#### Lounge *15' 6" x 14' 0" (4.73m x 4.26m)*

With double panel radiator, television point, spiral staircase, PVCu double glazed window to the side and rear and PVCu double glazed back door.

#### Conservatory

Of PVCu construction with french doors to the garden.

### First Floor

#### Landing

#### Bedroom 1 *7' 6" x 14' 0" (2.28m x 4.26m)*

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

#### Bedroom 2 *8' 11" x 7' 7" (2.72m x 2.31m) max*

With radiator, built in wardrobe and PVCu double glazed window to the front.

#### Bedroom 3 *8' 11" x 6' 1" (2.72m x 1.86m)*

With radiator and PVCu double glazed window to the front.

#### Bathroom

With brand new suite comprising bath with electric shower over, low level w.c, hand basin, airing cupboard and extractor fan.

### Externally

#### To the rear

The pretty enclosed rear garden is mainly laid to lawn with patio seating area, shed with power and lighting and gate providing access to the front.

#### Parking

One allocated parking space to the side of the property.

#### Council tax

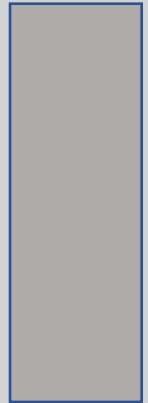
The property is currently in council tax band B.

#### 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.

#### Tenure

The property is sold as Freehold



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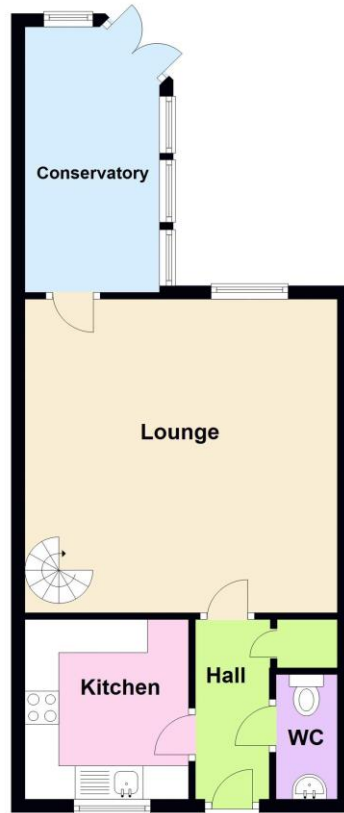
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### Ground Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



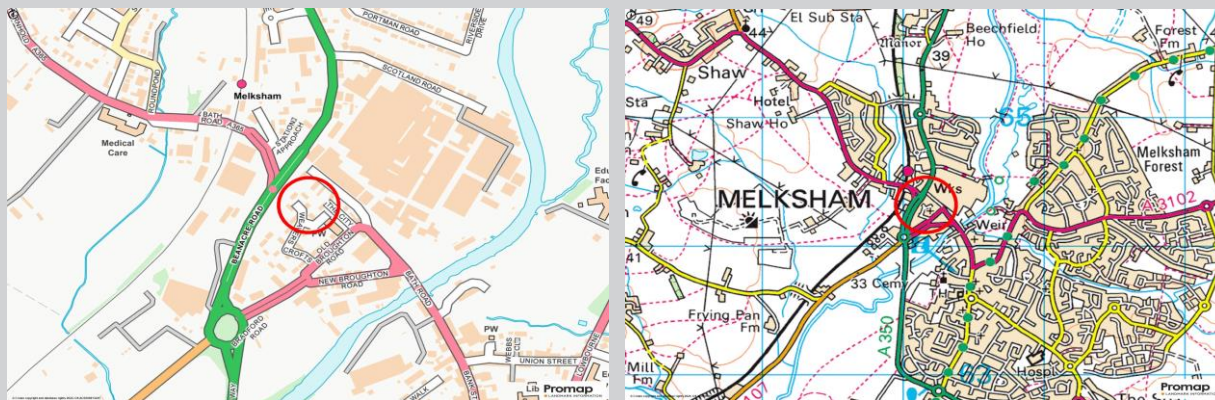
### First Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Total area: approx. 77.1 sq. metres (830.2 sq. feet)







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### Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.