



Wrights
01225 755553

Savernake Avenue, Melksham, Wiltshire, SN12 7HB

£299,000

This spacious three bedroom link detached bungalow is situated within a popular residential development on the north-eastern side of town .

The property offers many features including a large L-shaped lounge/diner, kitchen, three bedrooms, wet room, gas central heating with a modern combi boiler, an enclosed South facing rear garden, garage and driveway parking.

Offered for sale with no onward chain.

Situation

The property is situated within a popular development on the outskirts 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.

Savernake Ave is within half a mile of its own neighbourhood facilities and the local Hopper 'bus passes the front door. There is a local Church, Co-Op, Fish & Chips takeaway, Vets, a Petrol Station and two Pubs.

Melksham also has a train station on the GWR line and is just 12 miles from J17 of the M4. 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 link detached bungalow

Large L-shaped lounge/diner

Wet room

Gas central heating with modern combi boiler

PVCu double glazing

South facing rear garden

Garage

Driveway parking

Wheelchair-accessible property

No onward chain



The property comprises

Entrance Hall

With PVCu front door, radiator and obscured PVCu double glazed window to the side.

Lounge/Diner 16' 8" x 21' 11" (5.09m x 6.69m) max

With two radiators, electric fire with wooden surround and PVCu double glazed window to the front.

Kitchen 8' 5" x 8' 11" (2.57m x 2.71m)

With a range of eye level and base units, worktops with tiled splash backs, space for cooker, fridge/freezer and washing machine, PVCu double glazed window to the side and obscured PVCu door to the side.

Rear Hall

With storage cupboard, double full height storage cupboard with radiator and loft hatch (the loft is part boarded with pull down ladder and lighting).

Bedroom 1 9' 3" x 11' 7" (2.81m x 3.54m)

With laminate flooring, radiator and PVCu double glazed window to the rear.

Bedroom 2 8' 6" x 11' 7" (2.58m x 3.53m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3 6' 10" x 11' 9" (2.09m x 3.59m)

With radiator and PVCu door to the garden.

Wet Room

With electric shower, hand basin and low level W.C, fully tiled walls, heated towel rail, extractor fan and two obscured PVCu double glazed windows to the side.

Externally

To the front

An area laid to gravel next to the drive, parking for 3 vehicles.

Garage

With up and over door to the front, power, light and Worcester gas combo boiler.

To the rear

The property offers a private south facing rear garden, which is mainly laid to lawn, with a patio seating area and a gate providing side access to the front of the property.

Council tax

The property is currently in council tax band C.

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.



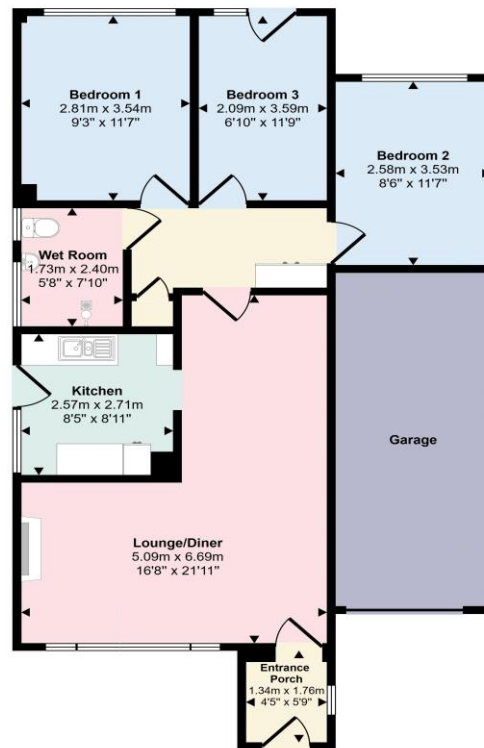


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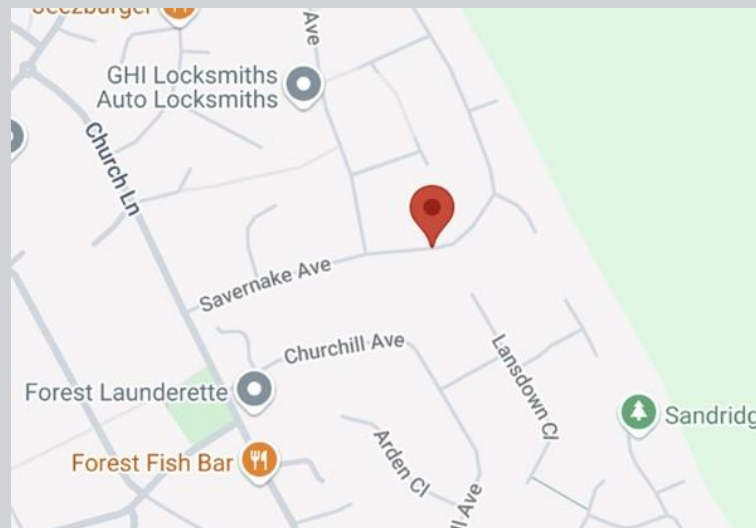
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Approx Gross Internal Area
92 sq m / 989 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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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 and 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.