



**Wrights**  
01225 755553

Speedwell Close, Melksham, Wiltshire, SN12 7TE

£239,950

This spacious two bedroom semi detached property is situated at the end of a cul-de-sac.

Features include a modern kitchen, spacious lounge/diner, gas central heating, PVCu double glazing, generous rear garden and allocated parking for two vehicles.

Available from early April, unfurnished.



**Two bedroom semi detached property**

**Modern kitchen**

**Spacious lounge/diner**

**Generous enclosed garden**

**Gas central heating**

### **Situation**

The property is situated at the end of a cul-de-sac within a popular area of Melksham, providing an easy, flat walk to the town centre. Melksham town centre offers 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.

**PVCu double glazing**  
**Driveway parking for two vehicles**  
**Cul de sac location**  
**Unfurnished**  
**Available from early April**



## The property comprises

### Ground Floor

#### Entrance Hall

With PVCu front door, stairs to the first floor with storage cupboard under, radiator and PVCu double glazed window to the front.

#### Kitchen 9' 1" x 5' 8" (2.76m x 1.72m)

With a range of eye level and base units, rolled edge worktops with tiled splash backs, electric cooker, space for fridge/freezer and washing machine, sink/drain unit, radiator and PVCu double glazed window to the front.

#### Lounge 15' 5" x 11' 7" (4.69m x 3.52m)

With radiator and PVCu double glazed french doors opening onto the rear garden.

### First Floor

#### Landing

With radiator.

#### Bedroom 1 11' 7" x 10' 4" (3.52m x 3.16m)

With airing cupboard, radiator and PVCu double glazed window to the rear.

#### Bedroom 2 8' 6" x 6' 11" (2.60m x 2.11m)

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

### Bathroom

With white suite comprising bath with shower attachment, pedestal hand basin and low level W.C, extractor fan, radiator and obscured PVCu double glazed window to the side.

### Externally

#### To the front

Allocated parking for two vehicles. Gates access to the rear garden.

#### To the rear

The property comes with an enclosed rear garden which offers areas laid to wooden decking and lawn. A gate provides access to the front of the property.

### Council tax

The property is currently in council tax band B.

### 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.





EXCLUSIVE MORTGAGE  
ADVICE FOR WRIGHTS  
RESIDENTIAL WITH

**GEM  
MORTGAGES**

**Gemma Coleman**  
Telephone 01225 755553  
Mobile: 07717 749944  
Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

CALL NOW FOR FREE MORTGAGE  
ADVICE THAT YOU CAN TRUST



**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553





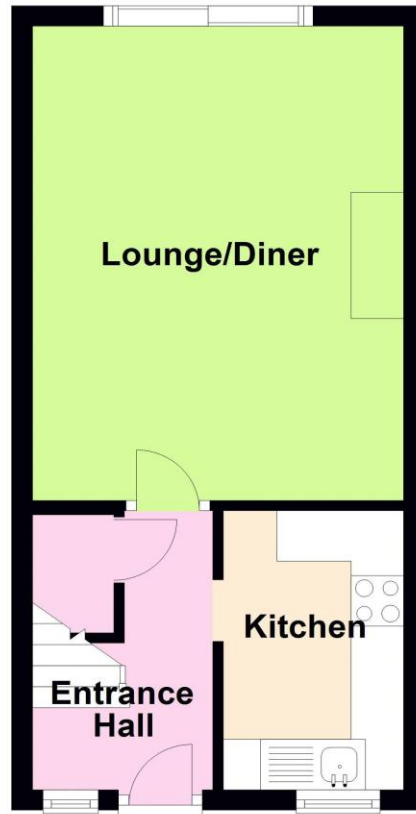
**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553

## Ground Floor

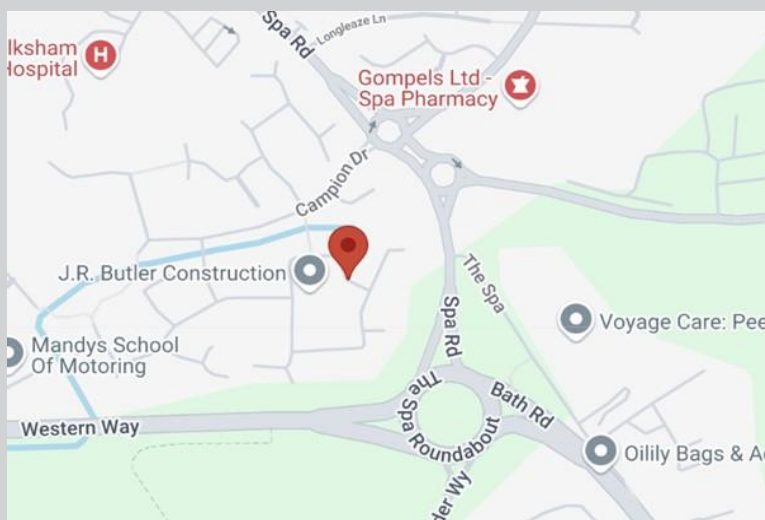
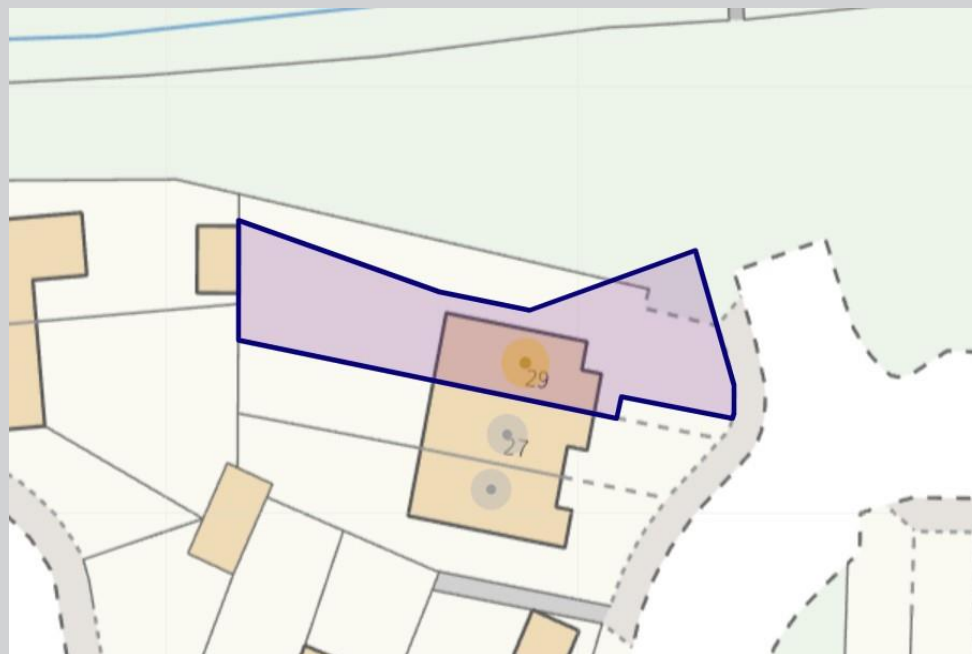
Approx. 26.7 sq. metres (287.7 sq. feet)



## First Floor

Approx. 26.7 sq. metres (287.7 sq. feet)









01225 755553

info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

#### 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.