





📍 57 Southbrook Road, Melksham, Wiltshire, SN12 8DS

🏠 Price Guide £350,000

This 3 bedroom detached family home is located in this established residential area of Shurnhold, close to open country, is within reasonable walking distance to the town and sold with no onward chain.

- Substantial 3 Bedroom Detached Family Home
- 4 Downstairs Reception Rooms
- Gas Central Heating
- Double Glazed Throughout
- sitting In A Good Sized Plot
- Situated In An Established Residential Area
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D





Located in this established residential area of Shurnhold this 3 bedroom detached family home is close to open country, is within reasonable walking distance to the town and sold with no onward chain. The property was substantially built in the 1950's and has been extended in its lifetime to the rear. The accommodation to the ground floor incorporates an external storm porch with a door through to the main hallway, stairs to the first floor and doors to the dining room and main living room. The living room is open plan to what would have been the original dining room and now creates a spacious living area, the living room end is situated to the front with a bay window and the dining area has a chimney breast, two windows to the side and double doors to the sun room. Light and airy, this room has dual aspect windows to the side and patio doors leading to the garden. Off the hallway is the dining room with an arch through to the kitchen which is fitted with a range of wall and base units with a built in cooker and hob and a door to the garden and utility room. The utility has space for a washing machine and fridge and further fitted cupboards and a door to the shower room. Off the first floor landing are the three bedrooms, all double, the largest has a bay window to the front and built in wardrobes, the third bedroom with dual aspect windows to the side and rear and a white bathroom suite completes the upstairs. The property is double glazed throughout and warmed by a mains gas fired central heating system. Externally the front garden is enclosed by a low wall and laid to concrete with a driveway leading to the garage. There is a side path giving access to the rear garden which is a good size and enclosed by fencing and offers a mixture of established trees bushes and shrubs and small garden pond. A courtesy door provides access to the garage which is single in size with power and light and an up and over door

**Situation**

Melksham is an historic former market town with a variety of shopping including a Waitrose, leisure and educational facilities, well served by good roads and is only 12 miles south of the M4 motorway. Trains run from Melksham Station to Swindon, Southampton, Frome and Cheltenham. Buses serve Bath, Chippenham, Devizes and Trowbridge. National Express Coaches run direct services to London. The Georgian city of Bath offers a wealth of cultural and recreational points interests and is only 13 miles to the west and Salisbury, 34 miles to the south. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury. The M3 /4 also gives easy access to the motorway network and to Heathrow and Gatwick airports.

**Property information**

Council Tax Band: D

Double Glazed

Mains Services

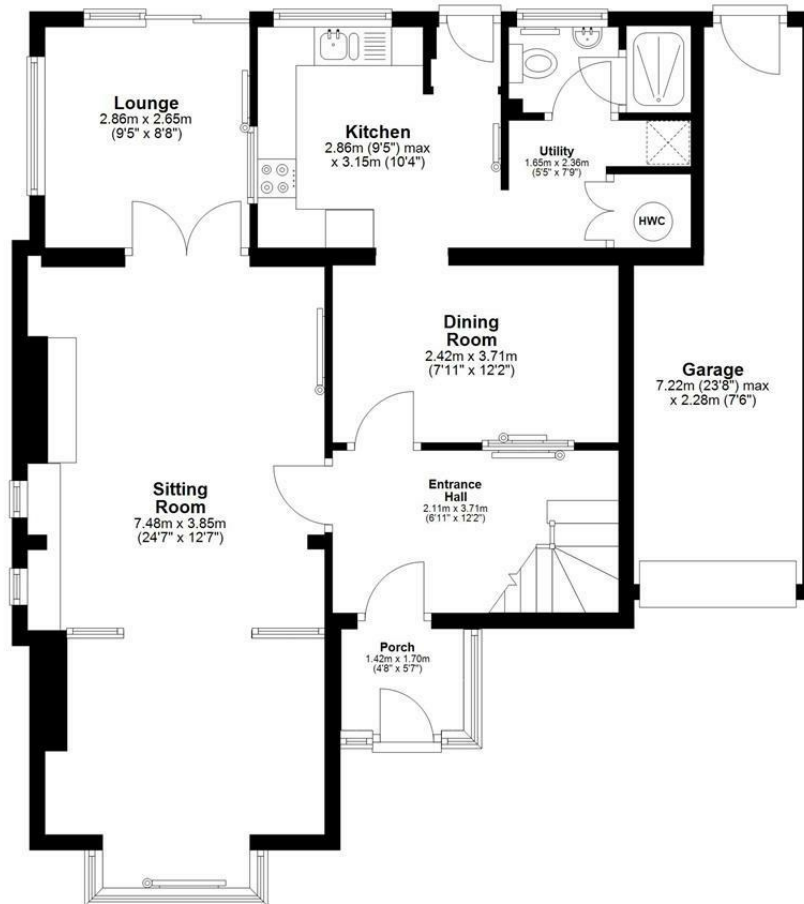
EPC Rating:

No Onward Chain



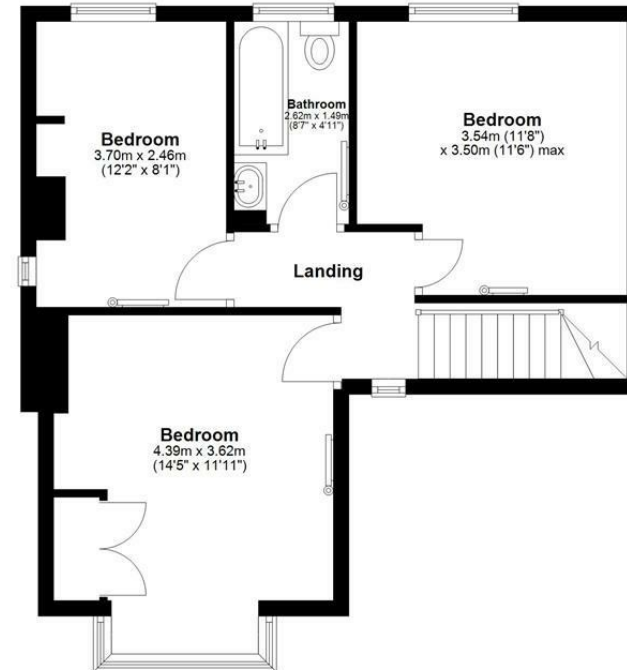
## Ground Floor

Main area: approx. 74.6 sq. metres (802.9 sq. feet)  
Plus garages, approx. 13.7 sq. metres (147.3 sq. feet)



## First Floor

Approx. 47.2 sq. metres (507.8 sq. feet)



Main area: Approx. 121.8 sq. metres (1310.7 sq. feet)

Plus garages, approx. 13.7 sq. metres (147.3 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.