

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



36b Roundponds , Melksham, SN12 8DL

Lock and Key independent estate agents are pleased to offer this attractive, individually built and very spacious detached three/four bed property tucked away and sitting on a large stunning plot/surrounding gardens, situated on the favored Corsham/Bath side of town. The accommodation is arranged over two floors and comprises a useful utility room, a 26' ft living room, conservatory, a fitted kitchen and a useful study / bed four and a shower room on the ground floor. To the first floor are three double bedrooms and a family bathroom. Externally there are lovely and impressively laid out front, side and large rear enclosed gardens, a garage and ample parking for numerous vehicles. The property further benefits from gas heating and double glazing.. Planning permission was granted in 2020 (this has lapsed) to extend the kitchen and add to the garaging. Viewing is strongly recommended.

£395,000

36b Roundponds

, Melksham, SN12 8DL



- Very Spacious & Detached
- 26' Ft Living Room
- Study / Bed Four
- Garage & Ample Parking For Numerous Vehicles
- Stunning Surrounding Plot
- Conservatory
- Shower Room & Family Bathroom
- Three /Four Bedrooms
- Fitted Kitchen, Useful Utility
- Large Gardens & Further Potential To Extend

Situation

Accommodation

Useful Utility

13'04" x 7'10" (4.06m x 2.39m)

Kitchen

13'09" x 8'05" (4.19m x 2.57m)

Living Room

26'10" x 13'10" max (8.18m x 4.22m max)

Conservatory

11'10" x 9'0" (3.61m x 2.74m)

Study/Bedroom Four

15'07" x 7'11" (4.75m x 2.41m)

Shower Room

First Floor Landing

Bedroom One

13'11" x 12'08" max (4.24m x 3.86m max)

Bedroom Two

12'0" x 7'07" (3.66m x 2.31m)

Bedroom Three

10'05" to frt w/robe x 7'07" (3.18m to frt w/robe x 2.31m)

Family Bathroom

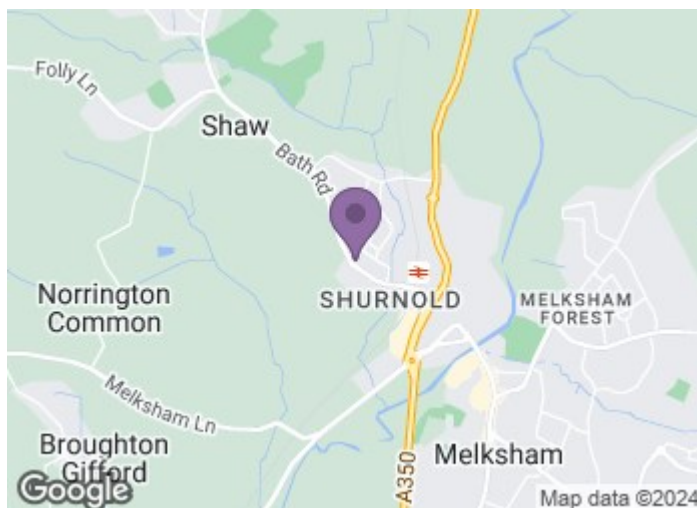
8'05" x 5'11" (2.57m x 1.80m)

Externally

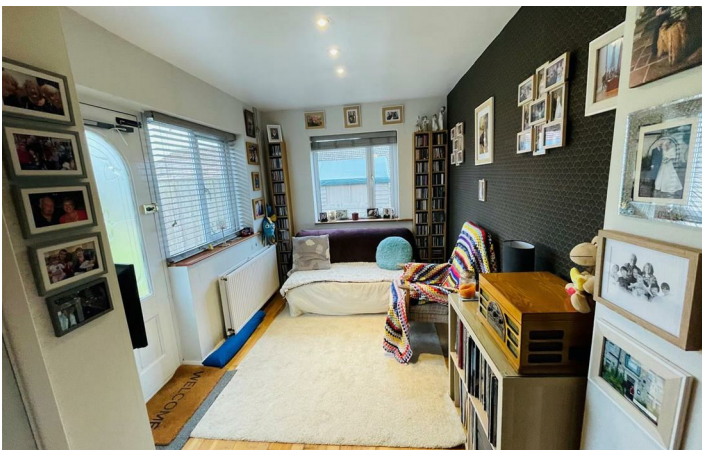
Garage & Parking

Rear & Side Gardens

Directions

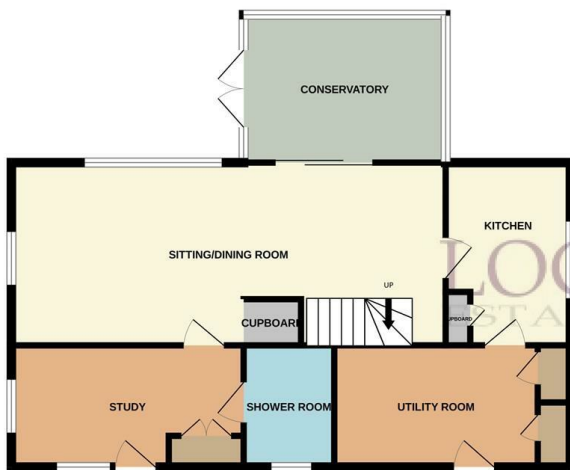


Directions



Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	