



12 Union Street, Melksham, SN12 7PR

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

£174,950

NO ONWARD CHAIN! A charming one bedroom cottage, formerly two bedrooms ideally situated just a stones throw from the town centre. The accommodation offers a sitting room with doorway through to a kitchen with a range of fitted units and built-in oven and hob, first floor bathroom and a large double bedroom which was formerly two smaller bedrooms, with two windows, two radiators and two doorways so easily reinstated. Other benefits include uPVC double glazing, gas central heating and a good size rear garden.

Situation

Melksham is conveniently situated with good access to the neighbouring towns of Chippenham, Devizes and Trowbridge with Chippenham having a mainline railway station (London-Paddington) and access to the M4 motorway via junction 17 offering convenient access to the major centres of Bath, Bristol, Swindon and London. Melksham offers a range of shops including a department store and numerous supermarkets? The idyllic national trust village of Lacock is a short drive away.

Accommodation Comprising

Obscure double glazed entrance door to:

Sitting Room

Double glazed window to front. Radiator. Spotlights. Electric fire. Doorway to:

Kitchen

Obscure UPVC double glazed door and window to rear. Stairs to first floor. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge work surfaces incorporating breakfast bar with matching upstands. Inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Stainless steel cooker and four ring hob with stainless steel extractor over. Space and plumbing for automatic washing machine. Space for fridge freezer. Spotlights.

First Floor Landing

Radiator. Wall mounted Worcester gas fired combination boiler. Access to loft space. Doors to:

Bedroom One

Two double glazed windows to front. Two radiators. Spotlights.

Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. 'P' shaped bath with shower over, shower screen and tiling to principal areas. Pedestal wash basin. Close coupled WC. Extractor fan. Spotlights. Light and shaver point.

Outside

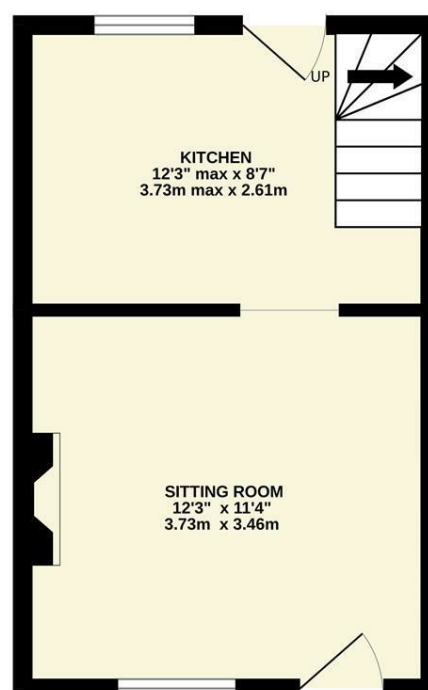
Rear Garden

Patio area with shed. Path to lawn area with flower and shrub border. Brick built outhouse.

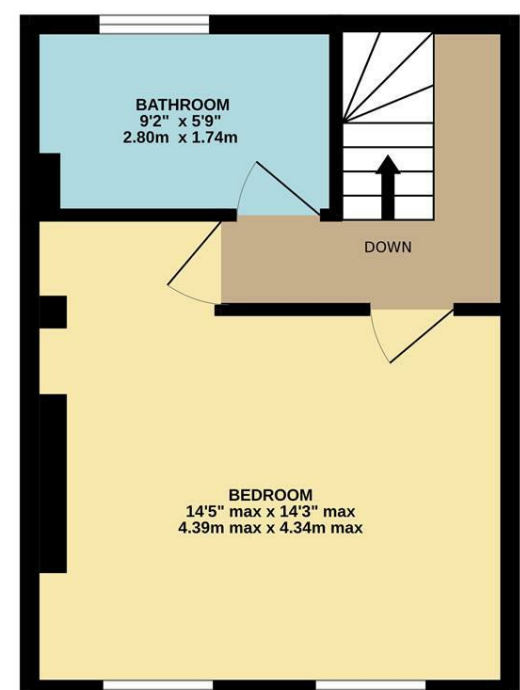
Directions

Proceed out of Chippenham on the A350 towards Melksham. Follow the signs to the town centre and continue straight over the Waitrose/Sainsburys roundabout and take the next turning on the left into Union Street where the property will be found on the right hand side.

GROUND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



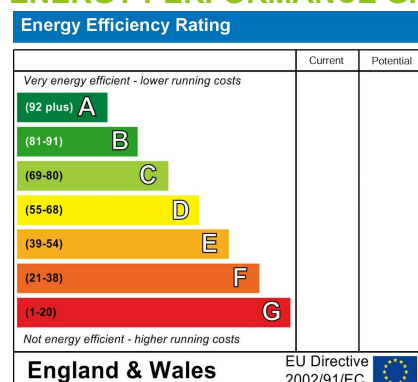
FIRST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq.ft. (48.4 sq.m.) approx.

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.
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ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Freehold

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