



Nestled on Forest Road on the outskirts of Melksham, this well-presented two-bedroom semi-detached house offers a delightful blend of comfort and modern living. Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The property boasts a modern fitted kitchen, ideal for those who enjoy cooking and entertaining, along with a stylish bathroom that enhances the overall appeal of the home.

The house is well-maintained and benefits from UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Gas central heating adds to the comfort, making this property a cosy retreat during the colder months.

Parking is conveniently available at the front of the property, providing ease of access for residents and visitors alike. The good-sized garden at the rear offers a wonderful outdoor space, perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation

Melksham has a range of many independent shops and some large supermarkets and has the benefit of a train station in the town. It is also well situated for transport links with the M4 junction 17 and Chippenham mainline rail link to London taking only 1 h 20m. There is also a range of particularly good schools in and around Melksham including state and private education. For those who prefer an active lifestyle there are several pleasant countryside walking routes

situated close to the doorstep, as well as a bustling sports community to get involved in. The popular and historically interesting town of Corsham can also be found a short 10-minute drive away from this property, with its many lovely independent shops on the High Street and national trust sites to enjoy upon arrival.

Property Information

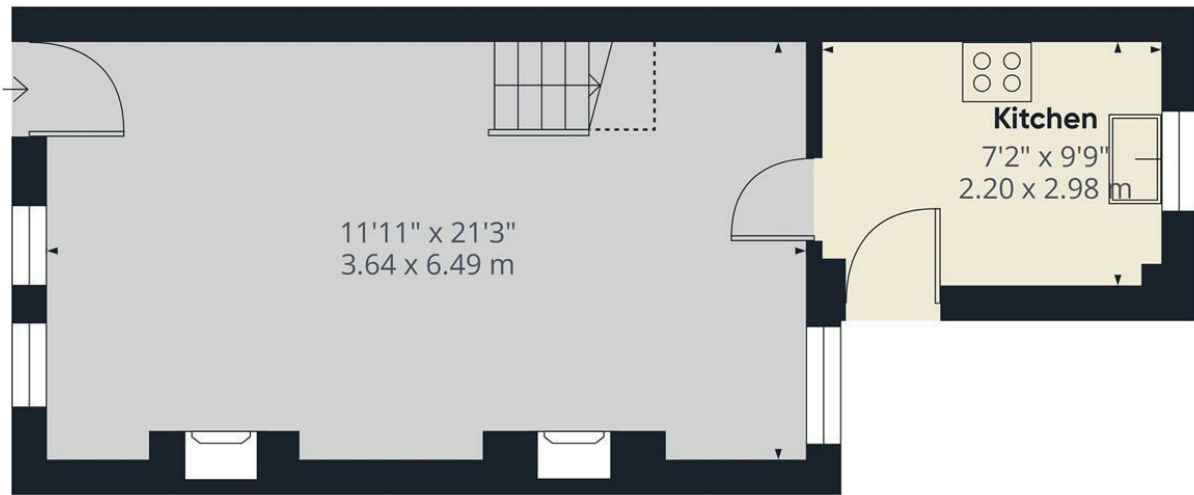
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band B

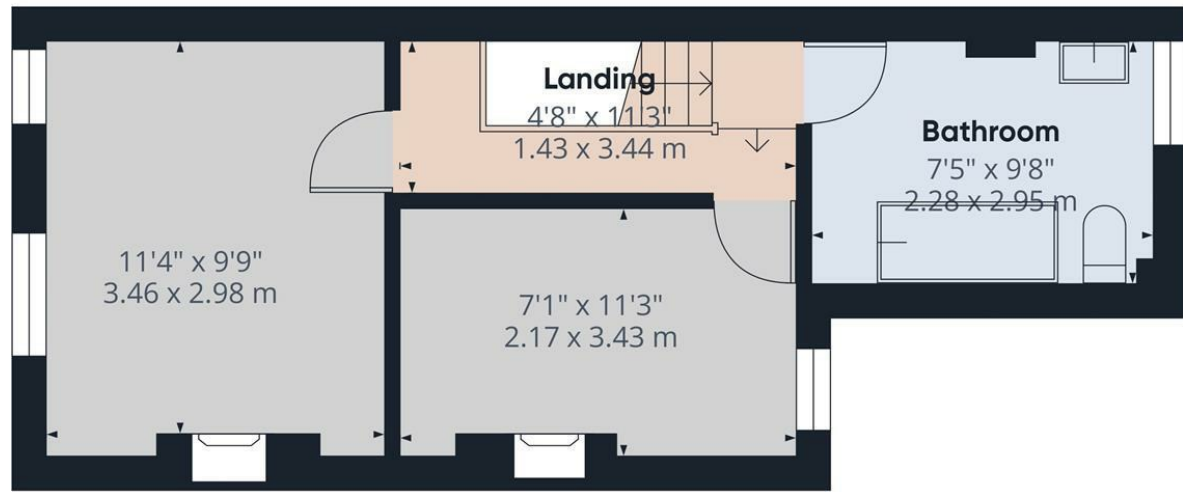
Tenure - Freehold







Ground Floor



First Floor

Approximate total area⁽¹⁾

625 ft²
58 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

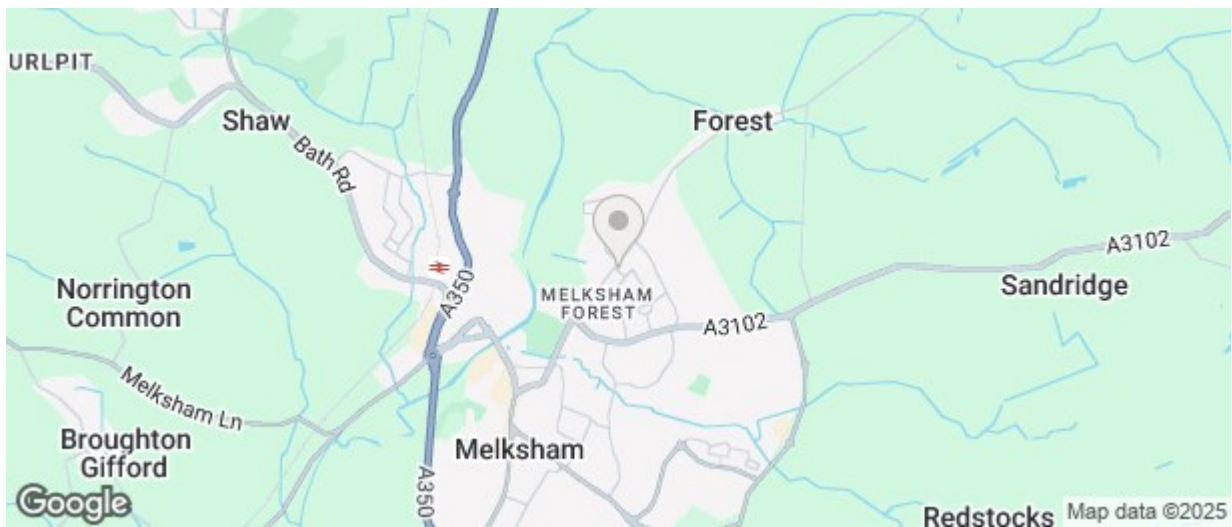
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing