



Kennedy Avenue, Melksham
£419,995



15 Kennedy Avenue Whitley, Melksham, SN12 8QT

SITUATION:

The Bungalow is tucked away within the sought after village of Whitley which offers a variety of local facilities a popular primary school, golf club, a church, village hall and The Pear Tree public house/restaurant, Whitley being surrounded by outstanding countryside. The more comprehensive facilities of Corsham and Melksham are just a short drive away. Ideally placed for access to the A4, the Georgian city of Bath is within 9 miles with it's vast array of shopping, cultural and leisure amenities and high speed rail service to London, which is also available at nearby Chippenham. There is also access to the M4 motorway via junction 17.

DESCRIPTION:

Rarely available and tucked away in the splendid village of Whitley, this detached bungalow offers no onward chain and most versatile accommodation. The accommodation is most spacious and has the potential to be further updated. Entrance porch leading through to a wide hallway, 20ft lounge, separate dining room, kitchen and large utility room, three bedrooms, en suite cloakroom and family bathroom. All with the added advantages of gas central heating, double glazing, garage, parking and gardens. VIEWING IS ESSENTIAL TO FULLY APPRECIATE ALL THIS PROPERTY HAS TO OFFER.

DIRECTIONS:

Leave Melksham on the A365 road following signs to Bath, continue through Shurnhold and at the traffic lights in Shaw, bear right as signposted to Corsham. Take the second turning on your left into Middle Lane, first turning left and the property will be found on the right hand side.

ACCOMMODATION:

Glazed front door:-

ENTRANCE PORCH:

Double glazed windows to all sides, radiator, half glazed door through to:-

HALLWAY:

With radiator, loft access, cupboard housing wall mounted gas boiler supplying central heating and domestic hot water, (not tested), doors to:-

LOUNGE:

20 x 11

With two double glazed windows to front, feature gas fire with surround, two radiators.

DINING ROOM:

11'05" x 7'10"

With double glazed window to side, radiator.





KITCHEN:

11'10" x 8'

With borrowed light window to side, range of fitted base and wall units incorporating one and half bowl sink unit with mixer tap, space for cooker with extractor hood over, part tiled walls, storage cupboard, through to-

UTILITY ROOM:

12 x 7

With double glazed window to rear and double glazed door to side, range of base units, plumbing and space for automatic washing machine, single drainer stainless steel sink unit with mixer tap, shelved storage cupboard, wall mounted electric heater.

BEDROOM ONE:

11'11 x 9'09

With double glazed window to side, radiator.

BEDROOM TWO:

12 x 10

With double glazed window to side, radiator.

BEDROOM THREE:

9'09 x 8'03

With double glazed window to side, radiator, door to:-

EN SUITE CLOAKROOM:

With low level w.c., wash hand basin with tiled splash back.

BATHROOM:

With double glazed window to side, white suite comprises:- bath with shower over, low level w.c., wash hand basin within vanity unit, radiator, part tiled walls.

OUTSIDE:

GARAGE:

With up and over door.

GARDENS:

The gardens to the front offer a good variety of flowers, shrubs and bushes with a garden path to both sides. A driveway gives parking and leads to the single garage. An enclosed level rear garden offers mainly gravel for ease of maintenance, with an established variety of flowers, shrubs, fruit trees and bushes. Paved seating area, outside tap.

TENURE:

Freehold with vacant possession

SERVICES:

Main services of gas, electricity, water and drainage are connected.

COUNCIL TAX:

The property is in Band E with the amount payable for 2024/25 being £2752.31.

CODE:

23823

TO ARRANGE A VIEWING:

To arrange a viewing, please call 01225 706860 or email melksham@chasebuchanan.co.uk.



Miscellaneous items

EPC: D
Council Tax: E
Utilities: All main services
Tenure: Freehold

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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Independent Mortgage Advice

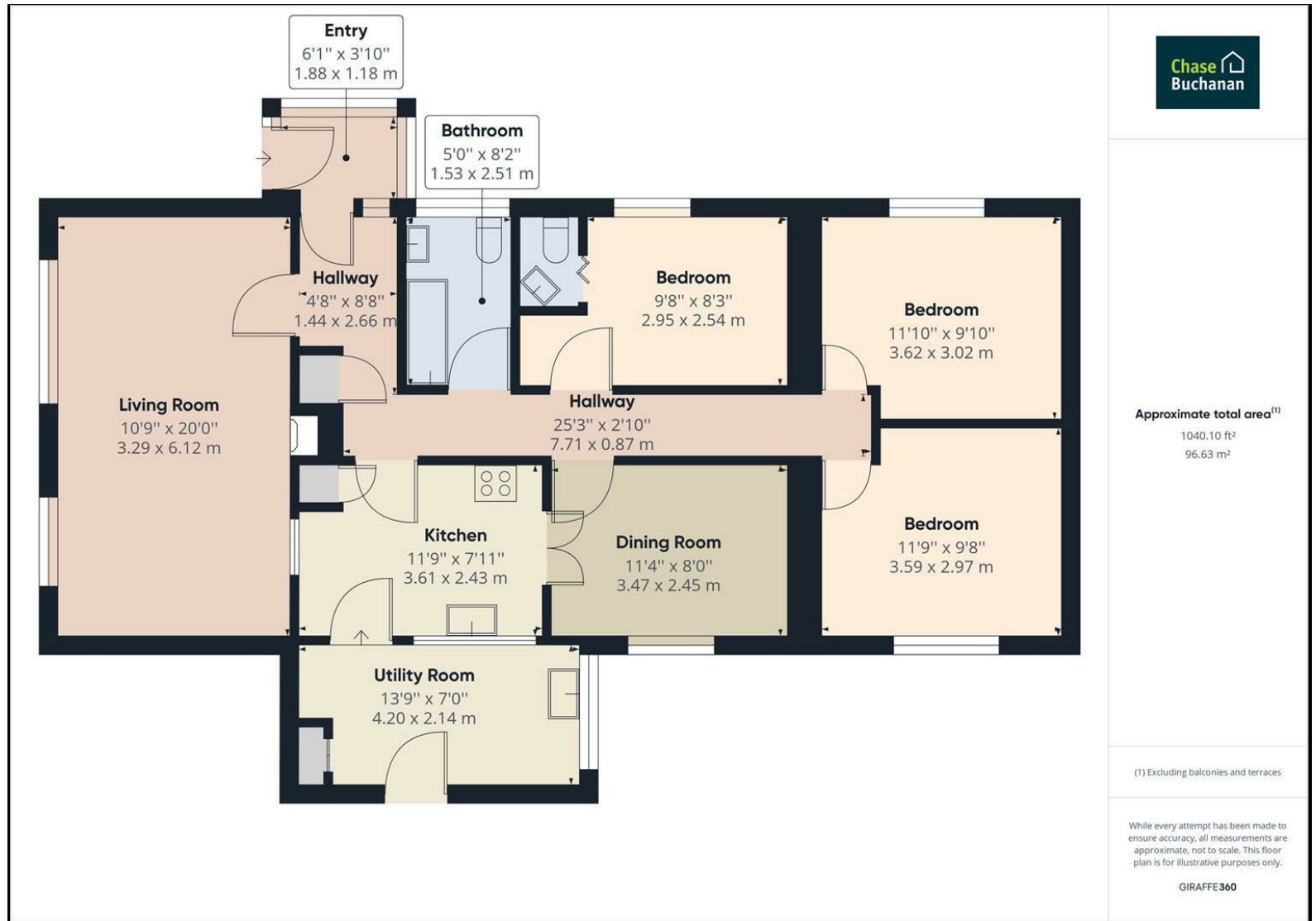
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