



Tower Road, Melksham  
£245,000





# 31 Tower Road Melksham, Wiltshire, SN12 7JQ

## **SITUATION:**

Located within a popular residential area the centre of Melksham with its range of amenities including swimming pool/fitness centre, library and bus services to surrounding towns lies about a mile away. Neighbouring towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of mainline rail services whilst the Georgian city of Bath with its many facilities lies some 12 miles distant. Access to the M4 at junction 17 is 3 miles north of Chippenham.

## **DESCRIPTION:**

Kavanaghs Estate Agents are most pleased to offer this delightful three bedroom end terraced home overlooking an open space to the front and surrounded by similar residential properties with enclosed rear gardens and garage. The extended hallway gives storage and light and leads through to both a good sized lounge/diner and kitchen on the ground floor with three bedrooms and bathroom over. Gas central heating. VIRTUAL TOUR AVAILABLE.

## **ACCOMMODATION:**

Patterned panelled Upvc door leads to:-

## **HALLWAY:**

With double glazed window to front, window to side, doors to first floor with cupboard under, radiator, doors to:-

## **LOUNGE/DINER:**

12'0" x 10'10" + 11'8" x 8'11"

With double glazed window to front, double glazed sliding patio doors to rear, two radiators, laminated flooring.

## **KITCHEN:**

11'3" x 9'7"

With window to rear, attractive range of base and wall units incorporating four ring gas hob with oven under and canopy extractor hood over, stainless steel single drainer sink unit, space and plumbing for automatic washing machine, space for upright fridge/freezer, larder cupboard, door to garden, part tiled walls, wall mounted gas boiler supplying central heating and domestic hot water (not tested).

## **FIRST FLOOR:**





**LANDING:**

With storage cupboard, doors to:-

**BEDROOM ONE:**

11'8" x 11'3"

With double glazed window to rear, radiator, (currently used as a play room).

**BEDROOM TWO:**

11'7" x 10'6"

With double glazed window to front, radiator.

**BEDROOM THREE:**

8'4" x 8'4"

With double glazed window to front, radiator.

**BATHROOM:**

With double glazed window to rear, suite comprises:- panelled bath with shower attachment to taps, pedestal wash hand basin, low flush w.c., part tiled walls, radiator.

**OUTSIDE:****GARDENS:**

To the front the garden is mainly laid to lawn with an established shrub and a pathway giving access. To the rear the garden is fully enclosed and offers a paved patio, lawn and hard standing - ideal for greenhouse or shed. A pathway and gate give access to the garage.

**GARAGE:**

Close by with up and over door.

**TENURE:**

Freehold with vacant possession on completion.

**SERVICES:**

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired boiler in the kitchen. (not tested)

**COUNCIL TAX:**

The property is a Band B with the amount payable for 2024/25 being £1751.47.

**CODE: 11049 25/11/2022**

**TO ARRANGE TO VIEWING:**

To arrange a viewing please call 01225 706860 or email [sales@kavanaghs.co.uk](mailto:sales@kavanaghs.co.uk).



**Miscellaneous items**

EPC: C  
 Council Tax: B  
 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](http://www.chasebuchanan.co.uk)

**Thinking of Selling or Letting ?**

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

**Independent Mortgage Advice**

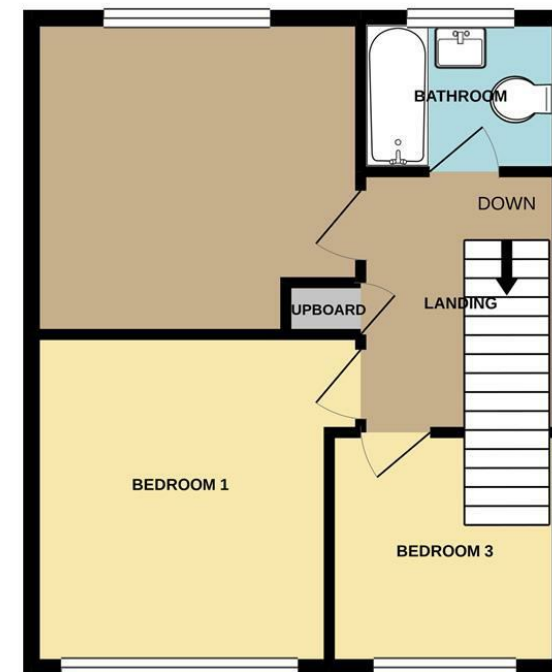
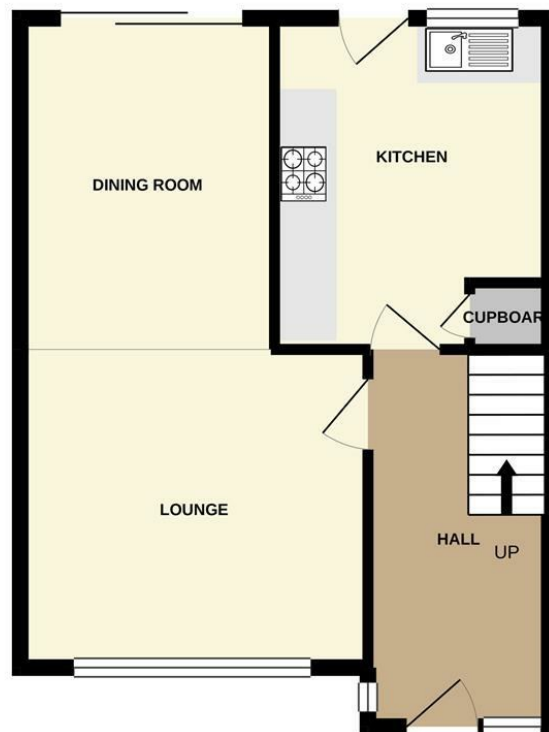
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**Solicitor / Conveyancing Services**

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



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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