



Ingram Road, Melksham  
£345,000





# 3 Ingram Road Melksham, SN12 7JH

## DESCRIPTION:

Truly delightful detached chalet style 3/4 bedroom home, located within an established residential area and offering most versatile and spacious accommodation arranged over two floors. The property has been well maintained by its present owners and offers entrance porch, hallway, spacious lounge/diner, separate garden room, well fitted kitchen with space for a table, double bedroom, tv room/bedroom four and bathroom on the ground floor with two further double bedrooms and bathroom over. There is a passageway to one side which leads the length of the property and gives plenty of extra storage. Pretty well established generous gardens, garage and parking. Further benefits include gas central heating and double glazing, viewing is a must to fully appreciate all this super property has to offer.

## SITUATION:

Located within an established residential area with local amenities within walking distance. Nearby Melksham offers an excellent range of amenities for all including shops and supermarkets. The new Melksham campus completed in 2023 provides library, fitness centre, swimming pool and much more. Melksham provides easy access to the M4 corridor and has transport links including bus services and a train station to the neighbouring towns including Chippenham, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

## ACCOMMODATION:

With glazed front door with picture window to side, through to:-

## ENTRANCE PORCH:

With panelled glazed door, through to:-

## HALLWAY:

With stairs rising to first floor, storage space under, radiator, doors to:-

## LIVING ROOM:

20'11" x 10'10"

Spacious room offering two large double glazed windows to rear, overlooking the garden, feature open fireplace with electric fire to the front, two radiators.

## DINING ROOM:

13'5" x 9'9"

With radiator, doors to:-

## TV ROOM/BEDROOM FOUR:

10'1" x 7'10"

With triple glazed window to front, radiator.

## GARDEN ROOM:

12'7 x 8'11"

With double glazed sliding double doors opening into garden, double glazed window, access to garage.

## KITCHEN:

12'1" x 10'3"

With borrowed light window and door to passageway, attractive range of white high gloss fitted base and wall units incorporating stainless steel one and half bowl sink unit with mixer tap, built in four ring gas hob with extractor hood over, eye level double over, space and plumbing for automatic washing machine, space for fridge, cupboard housing wall mounted gas boiler supplying central heating and domestic hot water, (not tested by Chase Buchanan), part tiled walls.

## BEDROOM THREE:

11'9" x 10'3"

With triple glazed window to front, radiator.

## BATHROOM:

With double glazed window to side, panelled light suite comprises:- bath with shower attachment to taps, low level w.c., wash hand basin within vanity unit, fully tiled walls, radiator.

## SIDE COVERED PASSAGE WAY:

Large storage passage way giving much useful space, half glazed door to front and rear.

## FIRST FLOOR:







**LANDING:**

With double glazed window to side, large storage cupboard with under eaves access, large airing cupboard with lagged tank, loft access, doors to:-

**BEDROOM ONE:**

14'8" x 11'9"

With triple glazed window to front, radiator, under eaves storage.

**BEDROOM TWO:**

11'8" x 11'0"

With double glazed window to rear, radiator, under eaves storage, fitted range of twin double door wardrobes with dressing table space between.

**SHOWER ROOM:**

With double glazed window, white suite comprises:- enclosed shower unit, low level w.c., wash hand basin within vanity unit, fully tiled walls, radiator.

**OUTSIDE:**

**GARDENS:**

The gardens are a particular feature to this property, being level to the front with a driveway giving ample parking and to the rear a generous level garden, enclosed by timber fencing, offering mainly lawns, well established plants, flowers and bushes, various seating areas and timber built garden shed.

**GARAGE:**

With extra length garage, roller door to front, power and lighting, personnel door to rear, (opening into garden room).

**TENURE:**

Freehold with vacant possession on completion.

**SERVICES:**

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

**COUNCIL TAX:**

The property is in Band D with the amount payable for 2023/24 being £2229.60

**CODE: 03.11.23**

**TO ARRANGE A VIEWING:**

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



### Miscellaneous items

EPC: D  
Council Tax: D  
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 ?

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### Independent Mortgage Advice

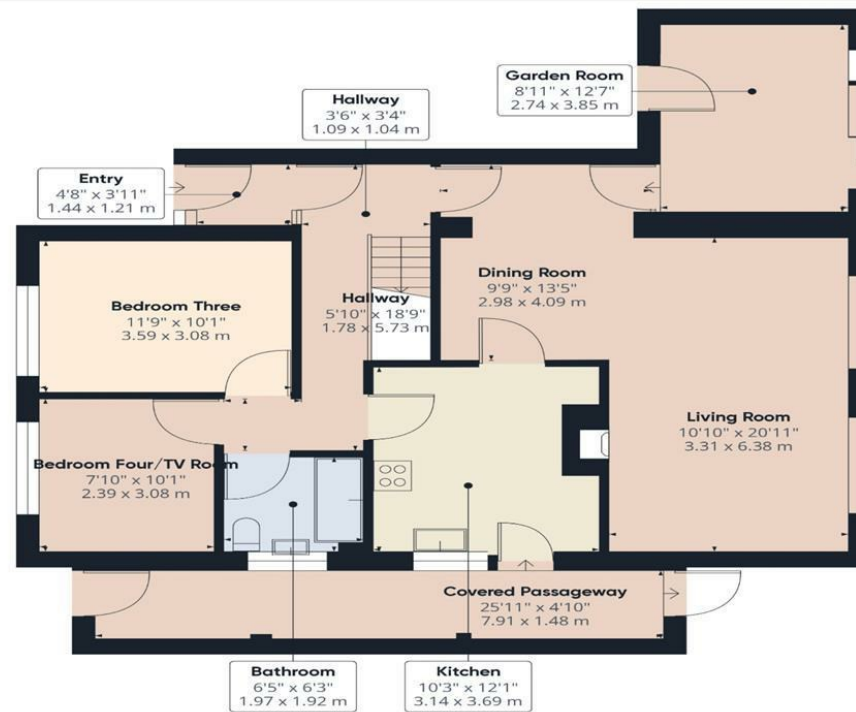
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The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### 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.



Floor 0



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