



Sandridge Road, Melksham
£324,995



16 Sandridge Road Melksham, SN12 7BG

SITUATION:

Located within a sought after area on the Calne side of town, within walking distance of the town centre of Melksham, where an excellent range of amenities are available, to include a variety of shops and supermarkets. The new Melksham campus, completed in 2022 provides a 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.

DESCRIPTION:

Truly delightful detached bungalow - located on the Calne side of town, within a sought after area. The bungalow offers well proportioned two bedroom, extended accommodation, light and bright, presented to a good standard throughout, with large rear gardens, double glazing and gas central heating. Viewing is Essential to fully appreciate all this lovely home has to offer.

ACCOMMODATION:

With Patterned full length glazed front door, courtesy window to side, leading to:-

HALLWAY:

With double glazed window to side, radiator, cupboard housing meters, laminated flooring, doors to:-

SITTING ROOM:

15"01' x 12"05'

With large double window to front and side, feature electric fireplace with mantle surround, radiator.

KITCHEN:

10"9 x 8"09'

With double glazed window to side, (borrowed light), attractive range of fitted base and wall units incorporating electric four ring hob with extractor over, built in eye level oven, stainless steel single drainer sink unit with mixer tap and cupboard under, shelved storage cupboard, breakfast bar, radiator, cupboard housing gas boiler supplying central heating and domestic hot water, (not tested by Chase Buchanan)



**DINING ROOM:**

9"02' x 8"11'

With double glazed window to rear and side, radiator.

UTILITY AREA:

10"02" x 6"05'

With double glazed windows, plumbing and space for automatic washing machine, space for fridge/freezer, half glazed door to front, (door to dining room).

BEDROOM ONE:

11"11' x 10" 10'

With double glazed window to rear, fitted double wardrobe with mirror fronted doors, giving ample hanging and shelving space, radiator.

BEDROOM TWO:

11" x 10"11'

With double glazed window to rear, radiator.

BATHROOM:

With two double glazed windows to side, attractive fitted white bathroom suite comprises:- p shaped panelled bath with shower over, wash hand basin within vanity unit, low level w.c., radiator, extractor fan, wall mounted bathroom cabinet with light and shaver point, part tiled walls.

OUTSIDE:**GARDENS:**

The gardens are a particular feature to the bungalow, being generous in size to the rear. Well established with a vast array of flowers, shrubs and bushes, (some fruit), lawns, sunny paved patio, garden shed.

TENURE:

Freehold with vacant possession on completion

COUNCIL TAX:

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

SERVICES:

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

CODE: 20.11.23**TO ARRANGE A VIEWING:**

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

AGENTS NOTE:

LOPOLLA SPRAY FOAM INSULATION WAS INSTALLED MAY 2021



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

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

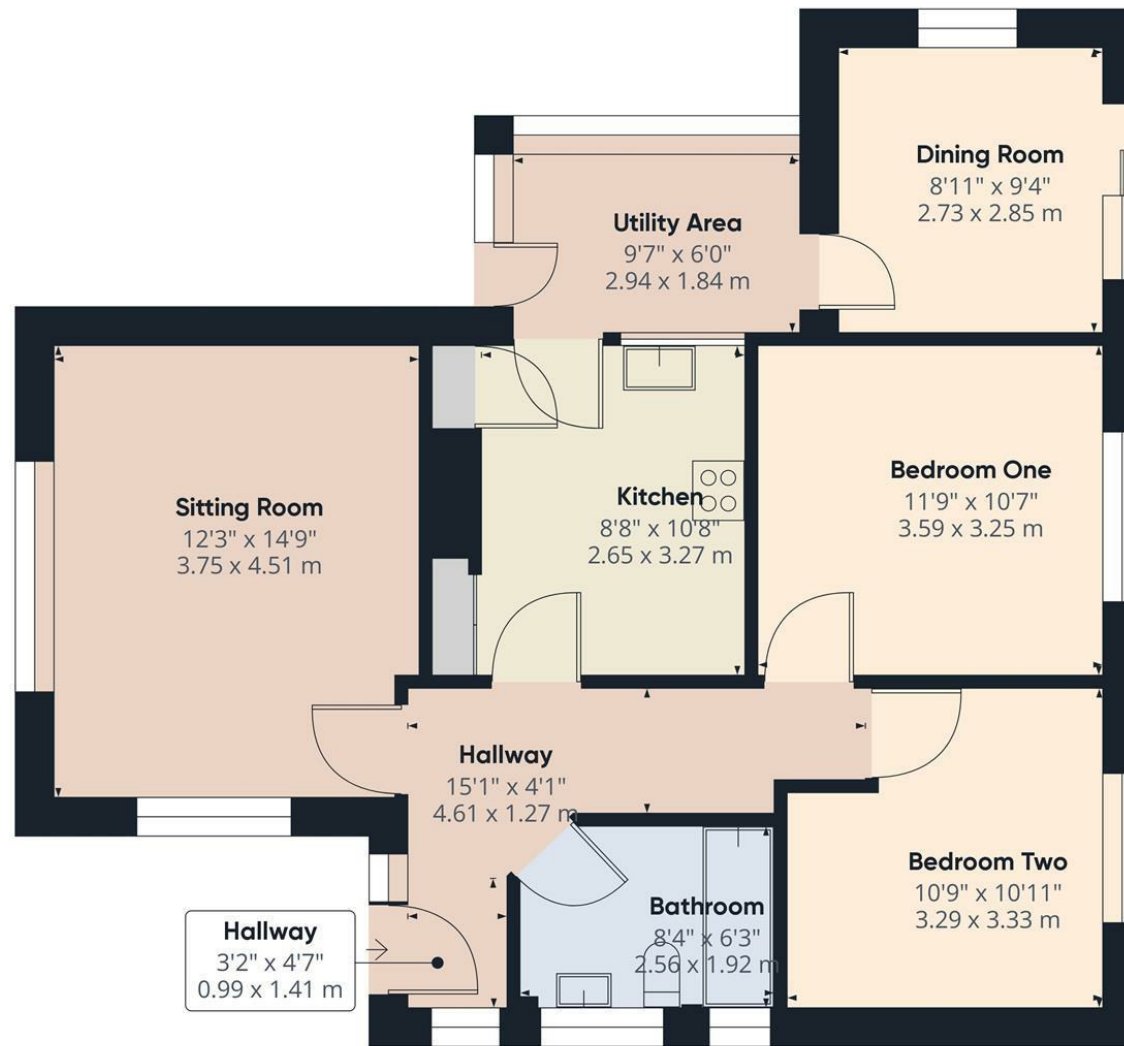
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- * Free consultation meetings with no obligation
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- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

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.



Approximate total area[®]

824.96 ft²
76.64 m²

Excluding balconies and terraces

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

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