



Savernake Avenue, Melksham
£259,950



22 Savernake Avenue Melksham, Wiltshire, SN12 7HA

SITUATION:

Savernake Avenue is a sought after residential area on the Calne side of Melksham. Melksham offers an excellent range of amenities for all including a shops and supermarkets. The new Melksham campus completed in 2022 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.

DESCRIPTION:

****NO CHAIN**** Placed in a favoured and well established residential area is this tidy two bedroom semi detached bungalow. The property provides entrance porch, living room, kitchen, conservatory, two bedrooms with wardrobes and bathroom. Outside provides a good size enclosed rear garden which is mainly laid to lawn, has paved patio area, gated side access. There is access to the single garage, driveway and lawn area to the front. Further benefits include gas central heating and double glazing - A viewing is highly recommended

ACCOMODATION:

Front door opening to:

ENTRANCE PORCH:

Double glazed window to front, further door to:

LIVING ROOM:

With double glazed window to front, feature electric fireplace, radiator,



**KITCHEN:**

A range of wall and base units and drawers with work surfaces, stainless steel sink with drainer, electric cooker with hood over, washing machine, under counter fridge, wall mounted gas boiler, double glazed door and window through to:

CONSERVATORY:

With double glazed windows, low wall and double glazed door opening into garden

HALLWAY:

Loft access

BEDROOM ONE:

With double glazed window to front, a range of built-in wardrobes and matching drawers, radiator.

BEDROOM TWO:

Double glazed window to rear, built in wardrobes and radiator

BATHROOM:

White suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC, tiled surrounds, built in airing cupboard and heated towel rail.

OUTSIDE:

To the front there is a lawn area, driveway, garage and gated side access. The rear garden is of a good size and fully enclosed, is mainly laid to lawn and has patio area also. The single garage has up and over door, light & power.

TENURE:

The property is Freehold with vacant possession on completion.

SERVICES:

All mains services are connected.

COUNCIL TAX:

The property is in Band B with the amount payable for 2023/24 being £1,734.13

CODE

11173 19/12/2023

TO VIEW:

Please call 01225 706860 or email melksham@chasebuchanan.co.uk to arrange a viewing.



Miscellaneous items

EPC: D
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

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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

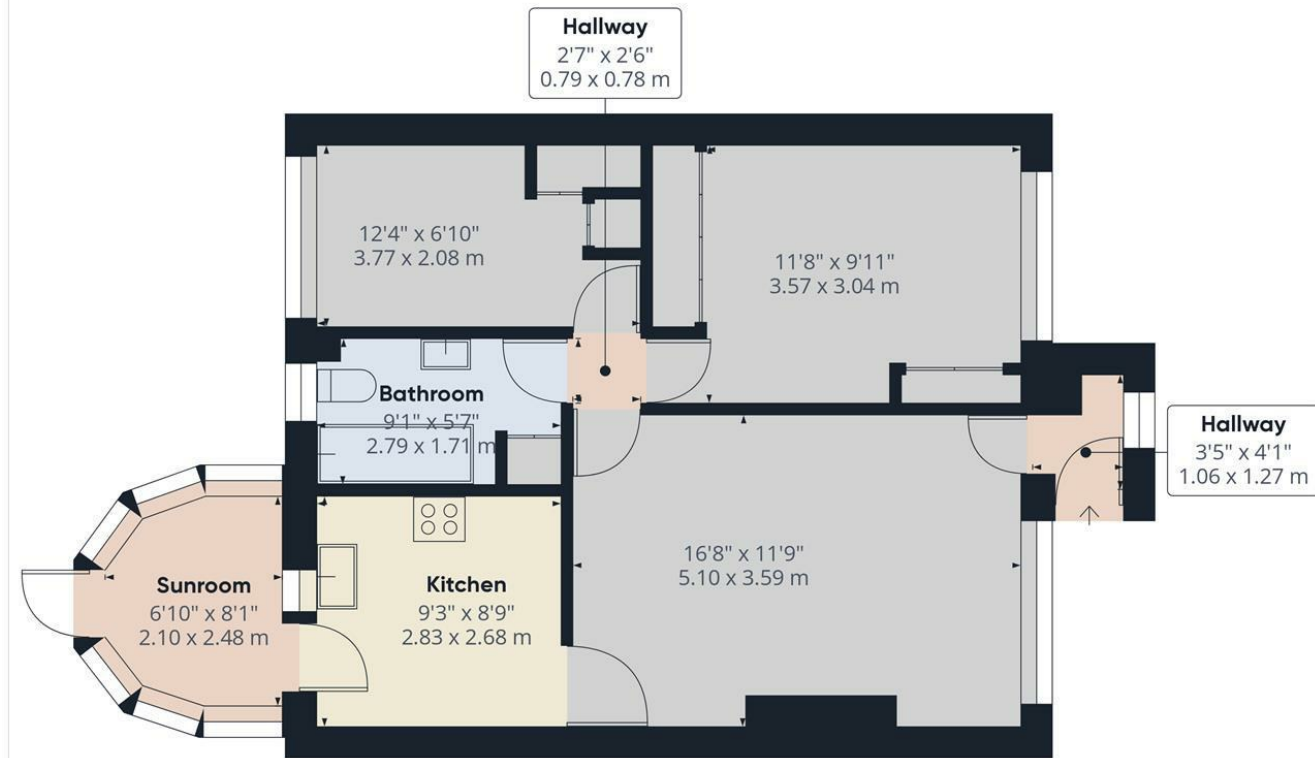
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- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs 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[®]

637.75 ft²
59.25 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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