



Kenilworth Gardens, Melksham
£312,000

Chase 
Buchanan

77 Kenilworth Gardens Melksham, Wiltshire, SN12 6AP

SITUATION:

Set within walking distance of Melksham town centre, where an excellent range of amenities for all including shops and supermarkets. The new Melksham campus is now open and 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:

A sizable three bedroom semi detached home offering fantastic potential. In a very favourable area of Melksham and within a reasonable walk to the town centre this property has lots of appeal to all. The property provides entrance hallway, living room, dining room, garden room, kitchen, utility room with cloakroom and access to the integral garage. Upstairs offers three bedrooms and shower room. The rear garden is of a impressive size and again offers lots of potential. Viewing is highly recommended.

ACCOMODATION:

ENTRANCE HALL:

With front door opening into hall, radiator and under stairs cupboard.

LIVING ROOM:

With electric fireplace with surround, large double glazed window to front, radiator and obscure window doors through to:

DINING ROOM:

With radiator, wall mounted cupboard, single glazed window and door into garden room and door into:

KITCHEN:

With a range of wall and base units, part tiled walls, built in dishwasher, one and a half bowl sink with drainer, single glazed window to rear and side, four ring induction hob, single Bosh oven under, space for fridge/freezer, larder cupboard and door into:

UTILITY ROOM:

With plumbing for washing machine, storage unit with single bowl sink, double glazed window to side, double glazed door to rear, storage unit and single glazed window to side.



**CLOAKROOM:**

With wall mounted cupboard and low level WC.

GARDEN ROOM:

With electric wall heater, with single glazed windows and door out to garden.

LANDING:

With double glazed window to side and airing cupboard housing gas boiler. (not tested by Chase Buchanan)

BEDROOM ONE:

With double glazed window to front, storage cupboard and radiator.

BEDROOM TWO:

With double glazed window to rear, storage cupboard, radiator, loft access.

BEDROOM THREE:

With double glazed window to front and radiator.

SHOWER ROOM:

Being full tiled with vanity unit incorporating storage cupboards, wash hand basin and low level wc. Shower cubicle, extractor fan and heated towel rail.

GARDENS:

The front garden is laid to lawn. There is a driveway, garage with up and over door and gated side access leading to the rear garden. The rear garden provides a paved patio area, gravel area, lawn area, shed, has borders, raised beds and workshop to the bottom.

INTEGRAL GARAGE:

14'11" x 7'10"

With up and over, light and power.

TENURE:

Freehold with vacant possession on completion

SERVICES:

All main services are connected

COUNCIL TAX:

The property is a Band C with the amount payable for 2024/25 being £2001.68.

CODE:

11173 20/12/2023

TO BOOK A VIEWING:

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



Miscellaneous items

EPC: D
Council Tax: C
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 ?

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Independent Mortgage Advice

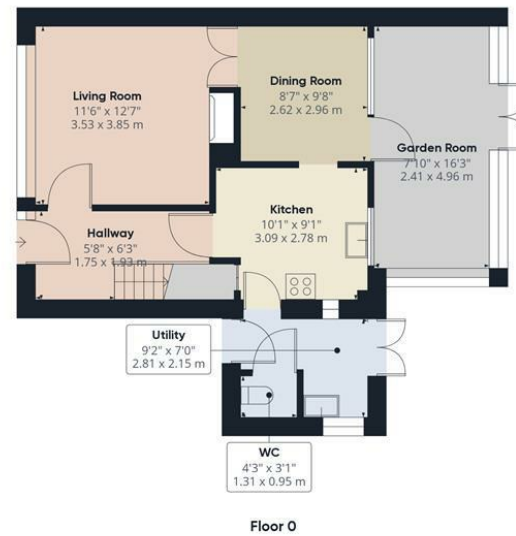
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- * Truly independent advice with access to approximately 130 mortgage lenders
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- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle 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.



Floor 0



Floor 1



Approximate total area[®]
1012.81 ft²
94.09 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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T: 01225 706 860

E: melksham@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 13 High Street, Melksham, Wiltshire, SN12 6JY

