



Bowmans Court,
£265,000



5 Bowmans Court

Melksham, SN12 7FE

SITUATION:

Located within a popular residential area, 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:

NO CHAIN - Ideal for those looking for an investment purchase or those looking for their first or second home, this pretty three storey semi detached home is located within a quiet residential cul de sac. The property benefits from double glazing, gas central heating, with the accommodation including hallway, cloakroom, lounge, kitchen/diner, three bedrooms and bathroom. Outside a garage with parking. Viewing is essential to fully appreciate all this lovely home has to offer.

ACCOMMODATION:

With half patterned glazed front door, leading into:-

ENTRANCE HALL:

With double glazed window to side, laminated flooring, radiator, stairs to first floor

CLOAKROOM:

With double glazed window to front, white suite, low level w.c., pedestal wash hand basin, radiator, tiled floor

LOUNGE:

With double glazed window to front and side, radiator, door to:-

KITCHEN/DINER:

With double glazed window to rear, double glazed sliding patio doors to rear, range of fitted base and wall units incorporating stainless steel single drainer sink unit with mixer tap and cupboards under, plumbing for both dishwasher and washing machine, built in four ring gas hob with oven under and extractor hood over, integral fridge/freezer, part tiled walls, tiled flooring, wall mounted gas boiler supplying central heating and domestic hot water, (not tested by chase buchanan)





FIRST FLOOR:

LANDING:

With double glazed window to side , airing cupboard, stairs to second floor, radiator.

BEDROOM TWO:

With double glazed window to rear, radiator, built in double door wardrobe, with hanging and storage space.

BEDROOM THREE:

With double glazed window to front, radiator.

BATHROOM:

With double glazed window to front, white suite comprises:- "P" shaped bath with shower over, pedestal wash hand basin, low level w.c., radiator, part tiled walls, shaver point, extractor fan.

SECOND FLOOR:

Landing, door to:-

BEDROOM ONE:

With one velux window to front and two to rear, radiator.

OUTSIDE:

To the front a small lawned area with pathway access. A driveway to the side gives parking and leads to the garage.

To the rear a pretty, enclosed garden offers mainly lawn with flower and shrub borders.

GARAGE:

With up and over door, power and lighting, under eaves storage

TENURE:

Freehold with vacant possession on completion

SERVICES:

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

COUNCIL TAX:

The property is in band C with the amount payable for 2023/24 being £1981.87

CODE: 01/02/2024

TO ARRANGE A VIEWING:

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



Miscellaneous items

EPC: C
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 ?

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

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * 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^m

801.56 ft²

74.47 m²

Reduced headroom

55.29 ft²

5.14 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

