



Craybourne Road, Melksham
£295,000



32a Craybourne Road Melksham, SN12 7DJ

SITUATION:

The property is tucked away within a quiet corner on Craybourne Road. There are local amenities close by and countryside with Melksham town centre offering an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus finished in 2022, provides fitness centre, library, 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 - Built less than 10 years ago, tucked away and offering light and bright modern family living this semi detached three bedroom home has much to offer with the advantages of gas central heating, double glazed, open living accommodation, pleasant gardens with views across the surrounding hillside and parking. Viewing is essential to fully appreciate all this lovely home has to offer.

ACCOMMODATION:

With front door leading to:-

ENTRANCE HALLWAY:

With stairs to first floor, storage cupboard, radiator, doors to:-

CLOAKROOM:

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

LOUNGE:

With double glazed window to front, radiator.

KITCHEN/DINER:

With double glazed window to rear, attractive range of white high gloss fitted base and wall units with wood effect work surfaces, breakfast bar, stainless steel one and half bowl sink unit with mixer tap, built in four ring electric hob with over under and extractor hood over, integrated fridge/freezer and dishwasher, wall mounted Worcester gas boiler supplying central heating and domestic hot water, (not tested by Chase Buchanan), radiator, laminated flooring,





UTILITY/STUDY ROOM:

With double glazed window to rear, twin skylights, French doors opening into rear enclosed garden, utility area with plumbing and space for washing machine, space for tumble drier, (front condensing only), matching base and tall storage cupboards, laminated flooring.

FIRST FLOOR:

LANDING:

With loft access, doors to:-

BEDROOM ONE:

With double glazed window to rear, radiator.

BEDROOM TWO:

With double glazed window to front, radiator.

BEDROOM THREE:

With double glazed window to front, radiator.

FAMILY BATHROOM:

With double glazed window to rear, modern white suite comprises:- "P" shaped bath with shower over and screen, pedestal wash hand basin, low level w.c., shaver point, chrome radiator, tiled flooring, part tiled walls.

OUTSIDE:

GARDENS:

To the front, the property has a brick paved driveway with side by side parking for 2 cars and giving access to the front door. There is side gated access leading to the rear, where you will find a well maintained garden with paved patio and lawn, enclosed with fencing, a side area being covered for further storage.

TENURE:

Freehold with vacant possession on completion.

SERVICES:

All mains services are connected.

COUNCIL TAX:

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

CODE: 23/02/2024

TO ARRANGE A VIEWING:

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



Miscellaneous items

EPC: B
Council Tax: C
Utilities: All main services
Authority:
Tenure: Freehold
Lease: Add text here
Ground Rent: Add text here
Service Charge: Add text here

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

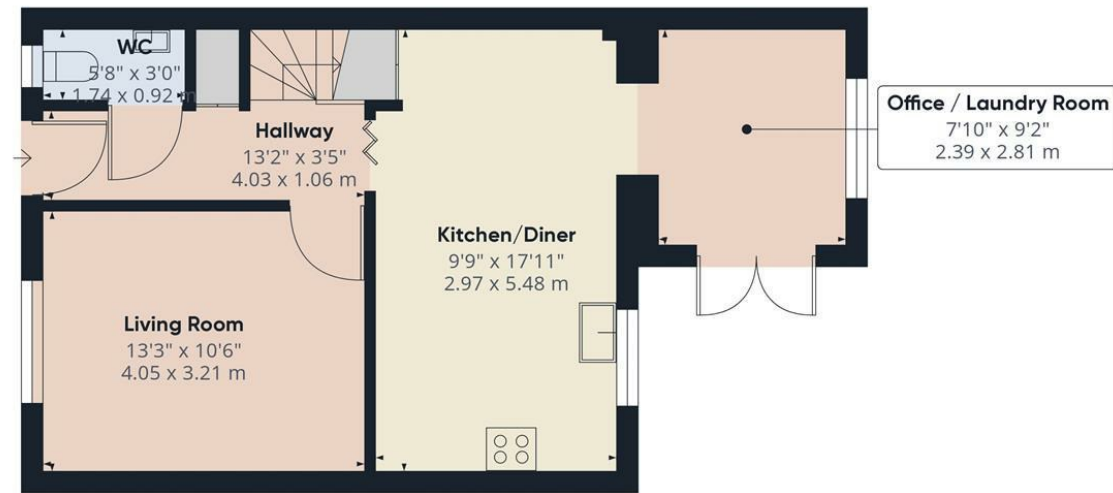
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * 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

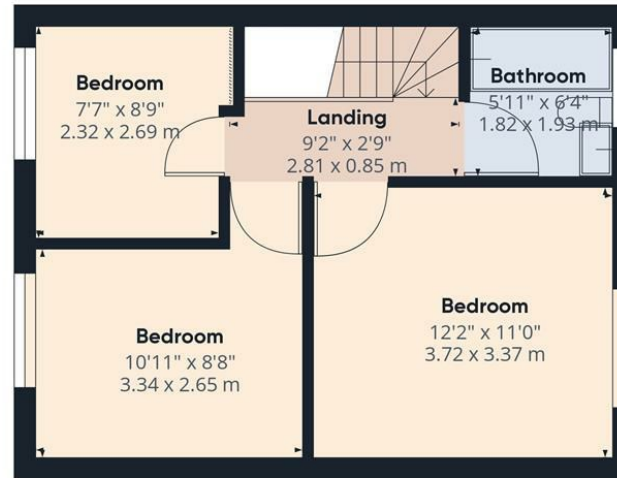
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

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.



Floor 0



Floor 1



Approximate total area[®]
865.3 ft²
80.39 m²

(1) 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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