



Addison Road, Melksham  
£325,000



# 19 Addison Road

## Melksham, SN12 8DP

### **Situation:**

The property is situated in a quiet residential area with convenient access to the A350. There are local amenities close by and countryside for walking and bike rides.

Melksham town centre offers an excellent range of amenities for all including a 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:**

A cosy older style 3 bedroom semi detached property, situated in a quiet off road position on Addison Road. The property has been modernised by the present owners and comprises of secure gated access into the large gravel driveway with space for multiple cars & large storage workshop along with pretty front & rear garden. Internally you are greeted with entrance hall with storage cupboard, modern kitchen fitted in 2023 with range cooker, cosy sitting room and separate dining room, Upstairs provides master bedroom with fitted storage, bedroom two with storage cupboard and a third good size bedroom. There is a bathroom with separate WC.

### **Accommodation:**

#### **Entrance Hall:**

Upvc door into entrance hall, radiator, storage cupboard and doors to:

#### **Kitchen:**

Fitted in 2023 & now providing a modern fitted kitchen including a range of wall and base units with work surfaces, space for washing machine, space for dishwasher and space for fridge/freezer, space for range cooker with extractor hood over, double glazed leaded light window to side, radiator and door to garden.





**Lounge:**

With radiator, double glazed leaded light window to rear and fireplace.

**Dining Room:**

With double glazed leaded light window to front and radiator.

**Landing:**

Spacious landing leads through to bedrooms & bathroom, double glazed leaded light window to front and loft access.

**Bedroom One:**

With leaded light double glazed window to rear, radiator, fitted wardrobe with mirrored sliding doors and storage cupboard housing the gas combination boiler.

**Bedroom Two:**

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

**Bedroom Three:**

With double glazed leaded light window to rear and radiator.

**Bathroom:**

With radiator, wash hand basin with cupboard under, low flush WC, double glazed leaded light window to rear and panelled bath with shower attachment over.

**Seperate WC:**

With part tiled walls, radiator, low flush WC, double glazed leaded light window to side.

**Outside:**

To the front of the property, there are secure double gates opening onto the large gravel driveway with space for multiple cars, front lawn with shrubs & bushes, a workshop and outside storage cupboard. Further gates lead to the rear garden with gravel area, lawn and enclosed with fencing.

**Services:**

The property had a new heating system installed in 2023 providing gas central heating.  
All main services are connected

**Tenure:**

Freehold with vacant possession on completion

**Council Tax:**

The property is a Band C with the amount payable for 2024/25 being £2,077.90

**Agents Note:**

The owner of this property is a relation of a staff member of Chase Buchanan.

**Code: 11211 08/04/24**



### 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](http://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

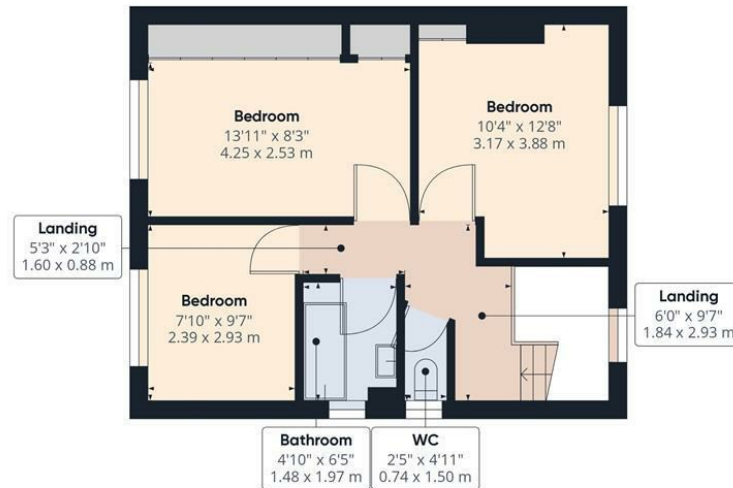
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### 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<sup>®</sup>  
931.74 ft<sup>2</sup>  
86.56 m<sup>2</sup>

(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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