



Hornchurch Road, Wiltshire
£475,000



1 Hornchurch Road Bowerhill, Wiltshire, SN12 6AH

Situation:

Bowerhill is a very popular area of Melksham situated on the eastern fringes of town within easy walking distance of the Oak Secondary school, local primary school, parks, local pubs and with a variety of walks close by including the Kennet & Avon canal.

Melksham offers an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus is now open providing 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, Swindon, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

Regular bus services are available to take you into Melksham and Devizes and other towns beyond.

Description:

Offered with no onward chain is this substantial and impressive five bedroom detached home, located in a popular Bowerhill development close to the local secondary and primary school. The property has been cared for by the present owner and is immaculate throughout. The property comprises of welcoming entrance hall, cloakroom, light living room, dining room, spacious kitchen with utility room. The first floor leads to the open landing, bedroom two with wardrobes & en-suite, bedroom four & five and family bathroom. The second floor leads up to the master bedroom with wardrobes and en-suite along with bedroom three including storage. To the rear, there is an enclosed rear garden with single garage and driveway. A viewing is highly recommended.

Accommodation:

Entrance hall:

With double glazed leaded light window to front, radiator, stairs to first floor and doors to:

Cloakroom:

With double glazed leaded light window to front, part tiled walls, low flush WC, heated towel rail and wash hand basin.

Lounge:

With leaded light window to front, two radiators, feature stone fireplace with gas fire, double glazed doors to rear.

Kitchen:

A fully fitted kitchen with a range of wall and base units, integrated fridge/freezer, eye level double oven, four ring gas hob with extractor hood over, integrated dishwasher, one and a half bowl stainless steel sink with drainer, double glazed leaded light window to rear, double glazed doors to rear, radiator and door to:





Utility room:

With storage cupboards, space for washing machine, single sink with drainer, wall mounted gas boiler, radiator and door to garden.

Dining Room:

With double glazed leaded light window to front and radiator.

First Floor Landing:

A spacious open landing with leaded light double glazed window to front, radiator and airing cupboard housing hot water tank.

Bedroom Two:

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

En-Suite:

Being fully tiled and comprising of large shower cubicle, wash hand basin, heated towel rail, low flush WC and double glazed leaded light window to rear

Bedroom Four:

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

Bedroom Five:

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

Bathroom:

Being fully tiled and modern white suite comprising of shower cubicle, wash hand basin, low flush WC, panelled bath with shower attachment, heated towel rail and double glazed leaded light window to rear.

Second Floor Landing:

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

Bedroom One:

With leaded light double glazed window to front and side, wardrobes and radiator.

En-Suite:

Being fully tiled with heated towel rail, low flush WC, wash hand basin, Velux window and shower cubicle.

Bedroom Three:

With double glazed leaded light window to front & side, wardrobes & radiator.

Outside:

To the front of the property, there is a pathway leading to the black iron gates which opens to the front door and gravel area with bushes. There is gated side access which leads to the enclosed rear garden which is mainly laid to lawn with shrubs & bushes, has decking area and provides access to the single driveway, secure gates lead to the single garage with up and over door.

Tenure:

Freehold with vacant possession on completion.

Council Tax:

The property is a Band F with the amount payable for 2024/25 being £3,376.59.

Services:

All main services are connected.

Code: 11212 09/04/2024



Miscellaneous items

EPC: C
Council Tax: F
Utilities: All main services
Authority:
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

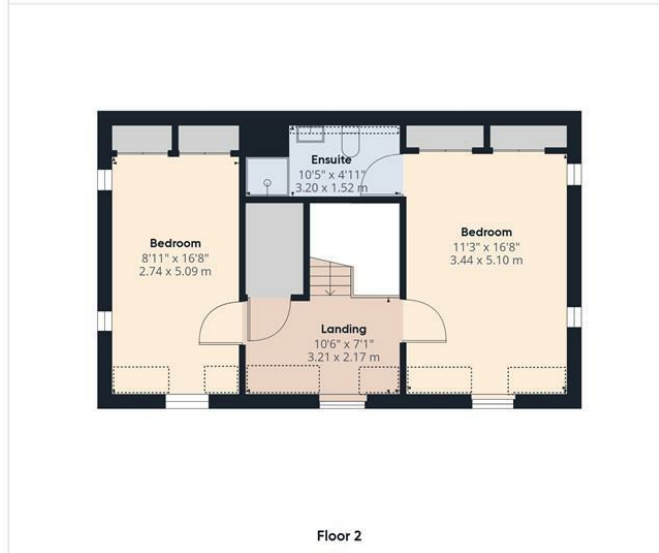
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- * Their dedicated team are by your side throughout the property-buying journey

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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

1833.44 ft²

170.33 m²

Reduced headroom

47.47 ft²

4.41 m²

(1) 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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