



Malvern Close, Melksham  
£229,950





# 46 Malvern Close

## Melksham, SN12 7RR

### SITUATION:

Located on the Calne side of Melksham, where an excellent range of amenities for all including shops and supermarkets. The new Melksham campus is now open and 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 \*\*** This terraced modern home would in our opinion be an ideal first time purchase or investment buy - in need of some general updating and offering accommodation to include three bedrooms, conservatory, lounge/diner, kitchen and bathroom. Garage and garden. VIEWING RECOMMENDED.

### ACCOMMODATION:

With front door leading to:-

### ENTRANCE HALL:

With shelved recess and door to:-

### LOUNGE/DINER:

With window to front, two radiators, open tread staircase to first floor, through to:-

### KITCHEN:

With window to rear, range of base and wall units, stainless steel one and half bowl sink unit with mixer tap, built in hob with oven under and extractor hood over, plumbing for both dishwasher and washing machine, space for fridge/freezer, part tiled walls, radiator, wall mounted combi Ariston gas boiler supplying central heating and domestic hot water, (not tested by Chase Buchanan), through to:-







**CONSERVATORY:**

With double glazed windows and double doors, low walling, radiator.

**FIRST FLOOR:**

**LANDING:**

With shelved storage cupboard, doors to:-

**BEDROOM ONE:**

With window to front, radiator.

**BEDROOM TWO:**

With window to rear, radiator.

**BEDROOM THREE:**

With window to rear, radiator, built in cabin bed with wardrobe.

**BATHROOM:**

With white suite, comprises:- bath with shower attachment to taps, pedestal wash hand basin, low level w.c., radiator, part tiled walls, extractor fan.

**OUTSIDE:**

**GARDENS:**

To the front mainly gravelled for parking with a pathway to the side and storage cupboard. To the rear the garden is level, enclosed and mainly lawn and paved patio. Outside tap and electric outlet. A gateway to the rear gives access.

**GARAGE:**

Garage en block, close by. Door in need of repair.

**CODE: 17/04/2024**

**TO ARRANGE A VIEWING:**

To arrange a viewing please call 01225 706860 or email [melksham@chasebuchanan.co.uk](mailto:melksham@chasebuchanan.co.uk)



**Miscellaneous items**

EPC: TBC  
Council Tax: B  
Utilities: All main services  
Tenure: Freehold  
Authority:

**Agents Notes**

If any issue such as location, condition, specific access requirements or 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 150 mortgage lenders

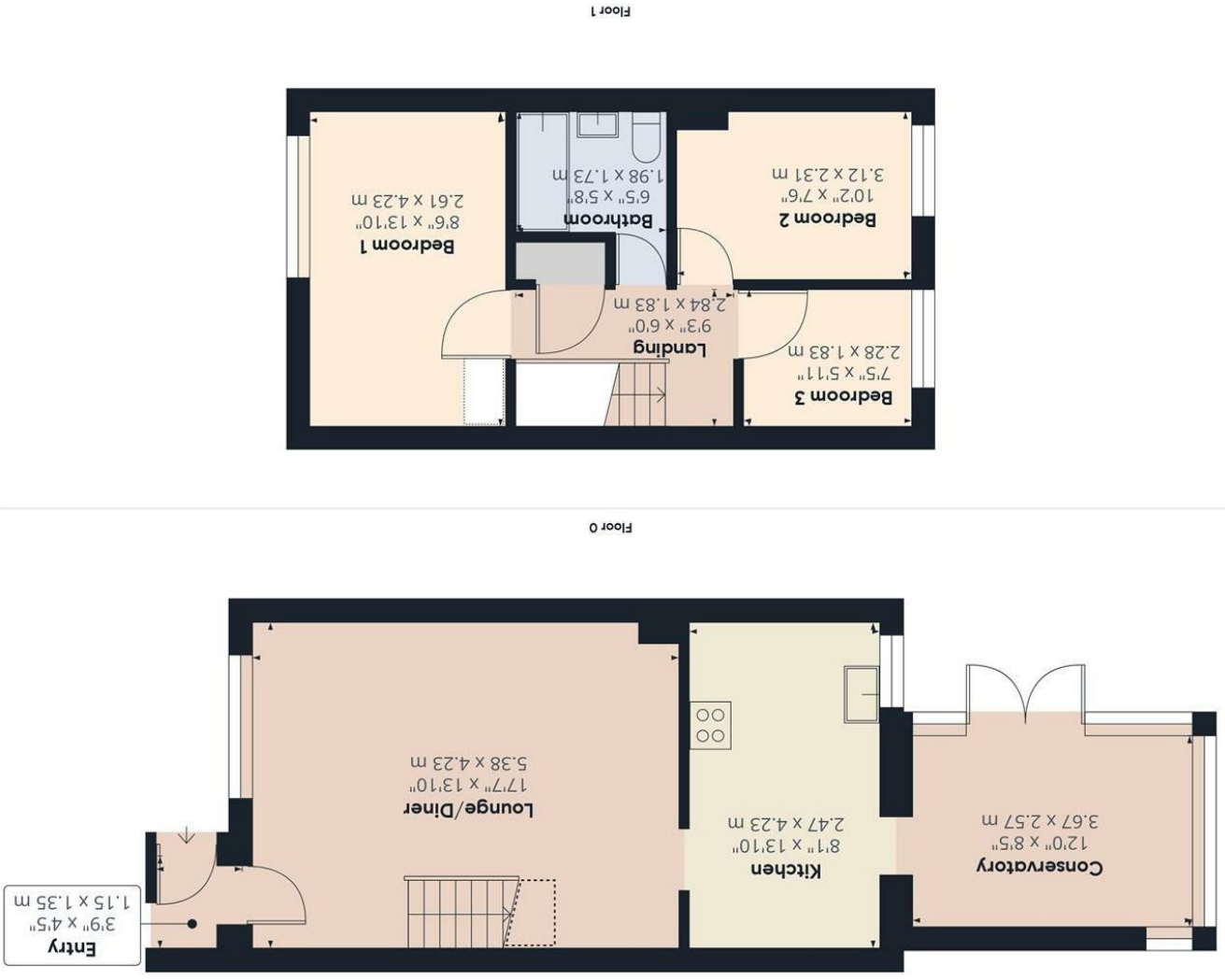
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoke to a mortgage adviser, it is still recommended to double-check you a 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 solicitor. Please as a member of our team for further information.

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E: [melksham@chasebuchanan.co.uk](mailto:melksham@chasebuchanan.co.uk)  
W: [chasebuchanan.co.uk](http://chasebuchanan.co.uk)  
A: 13 High Street, Melksham, Wiltshire, SN12 6JY



Approximate total area 820.91 ft<sup>2</sup> 76.27 m<sup>2</sup>

Reduced bedroom 15.37 ft<sup>2</sup> 1.43 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom (below 1.5m x 4.2m)

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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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