



Blenheim Park, Melksham
£199,995



35 Blenheim Park Bowerhill, SN12 6TA

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, 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, 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:

**** NO CHAIN **** A delightful terraced home, located within the ever popular Bowerhill, ideal for those looking for a first time purchase or an investment buy. Two bedrooms, lounge, kitchen/diner, wet room, double glazing and electric heating. Pretty garden and allocated parking. Viewing highly recommended.

ACCOMMODATION:

With half glazed front door leading to:-

LOUNGE:

With double glazed window to front, night storage heater, stairs to first floor.





KITCHEN/DINER:

With double glazed window to rear, range of mainly base units with stainless steel single drainer sink unit, plumbing for automatic washing machine, electric cooker point, night storage heater, half glazed door to garden.

FIRST FLOOR:

LANDING:

With night storage heater, loft access, doors to:-

BEDROOM ONE:

With double glazed window to rear, wall mounted electric panel heater.

BEDROOM TWO:

With double glazed window to front, wall mounted electric panel heater.

WET ROOM:

With white suite comprises:- low level w.c., pedestal wash hand basin with wall mirror over, Mira shower, dimplex wall heater part tiled walls, cupboard housing hot water tank supplying central heating.

OUTSIDE:

GARDEN:

To the front a gravelled area with pathway to the front door. A pretty enclosed, level rear garden offers paved seating area, lawn and gateway to rear for access.

ALLOCATED PARKING:

Allocated parking space close by.

CODE: 18/4/24

TO ARRANGE A VIEWING:

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



Miscellaneous items

EPC: TBC
Council Tax: B
Utilities: Mains electric, water and drainage
Tenure: Freehold

Agents Notes

If any issue such as location, condition, proximity to amenities or requirements, communications, proximity to amenities or

transport hubs are of material importance to your friendly team 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:

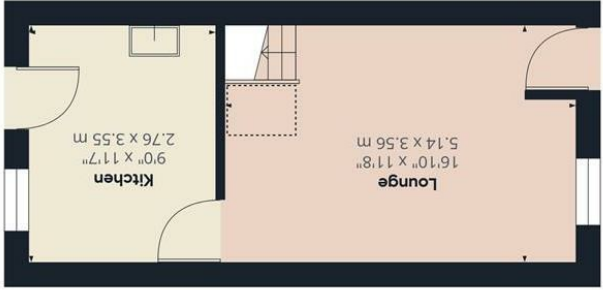
- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders

- * 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*

571.66 ft²

53.11 m²

Reduced headroom

7.34 ft²

0.68 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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