



Rosemary Way, Melksham  
£315,000





# 6 Rosemary Way Melksham, SN12 7FS

## **SITUATION:**

The property is situated in a popular 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:**

Truly delightful three storey semi detached, Barrett built family home, presented to a good standard throughout by it's present owners and offering most versatile, light and bright living accommodation, to include a good sized hallway with cloakroom, generous lounge/diner with French doors opening into an enclosed rear garden, well fitted kitchen, four bedrooms with the main bedroom occupying the .whole of the top floor with en suite shower room and a a family bathroom. Upvc double glazing and gas central heating, good sized garage and parking - viewing highly recommended

## **ACCOMMODATION:**

With half panelled glazed front door with decorative porch over leading to:-

## **ENTRANCE HALLWAY:**

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

## **CLOAKROOM:**

With white suite comprises:- low level w.c., pedestal wash hand basin with splash back, radiator, extractor fan.

## **LOUNGE/DINER:**

With Upvc double glazed box bay picture windows incorporating French doors into garden, two radiators, under stair storage cupboard.







**KITCHEN:**

With Upvc double glazed box bay window to front, attractive range of fitted base and wall units with laminated work surfaces, stainless steel one and half bowl sink unit with mixer tap and cupboard under, built in four ring gas hob with oven under and concealed extractor hood over, integrated dishwasher and fridge/freezer, integrated automatic washing machine, radiator.

**FIRST FLOOR:**

**LANDING:**

With stairs to second floor, airing cupboard with double door, doors to:-

**BEDROOM TWO:**

With Upvc double glazed window to front, radiator.

**BEDROOM THREE:**

With Upvc double glazed window to rear, radiator.

**BEDROOM FOUR:**

With Upvc double glazed window to rear, radiator.

**FAMILY BATHROOM:**

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

**SECOND FLOOR:**

**LANDING:**

With cupboard housing wall mounted gas boiler supplying central heating and domestic hot water, (not tested), door to:-

**BEDROOM ONE:**

With twin Velux windows to the rear, two radiators, loft access,

**EN SUITE SHOWER ROOM:**

With velux window to rear, modern white suite comprises:- fully enclosed double shower cubical, pedestal wash hand basin, low level w.c., radiator, part tiled walls, extractor fan.

**OUTSIDE:**

**GARDENS:**

A neat small garden lies immediately to the front a side gateway for access. To the rear a well maintained, pretty garden, enclosed with a gateway giving access to the garage, and offers lawn and a paved area..

**GARAGE:**

Single garage (good sized) with up and over door, power, lighting and under eaves storage. Driveway parking to the front.

**SERVICES:**

All mains services are connected

**CODE: 19/04/2024**

**TO ARRANGE A VIEWING:**

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



### Miscellaneous items

EPC: B  
Council Tax: D  
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

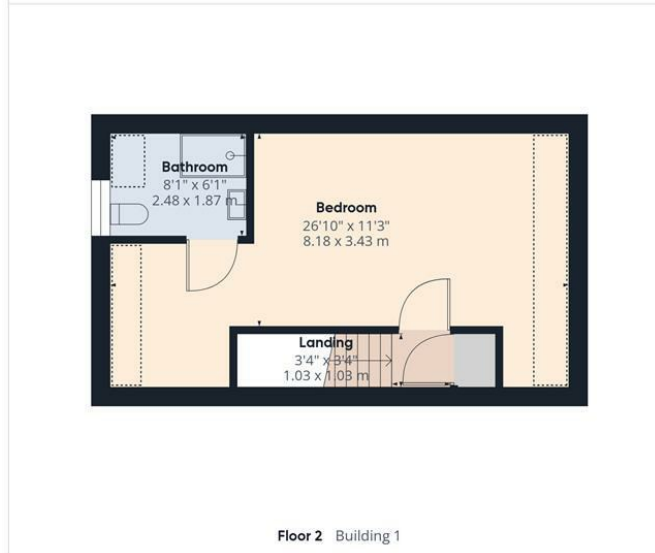
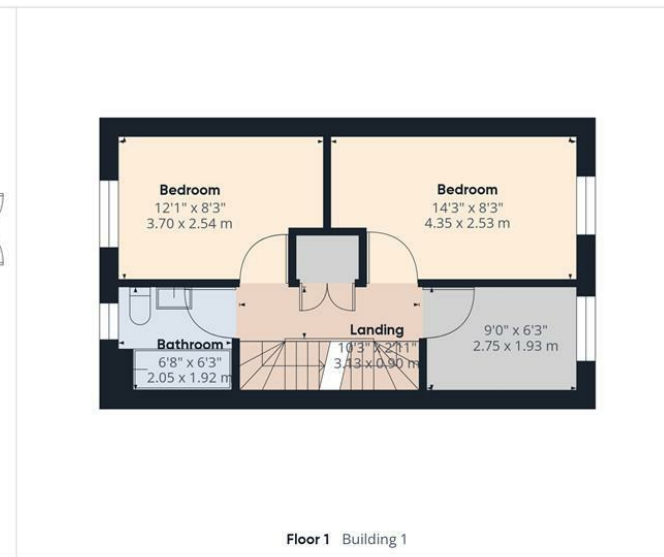
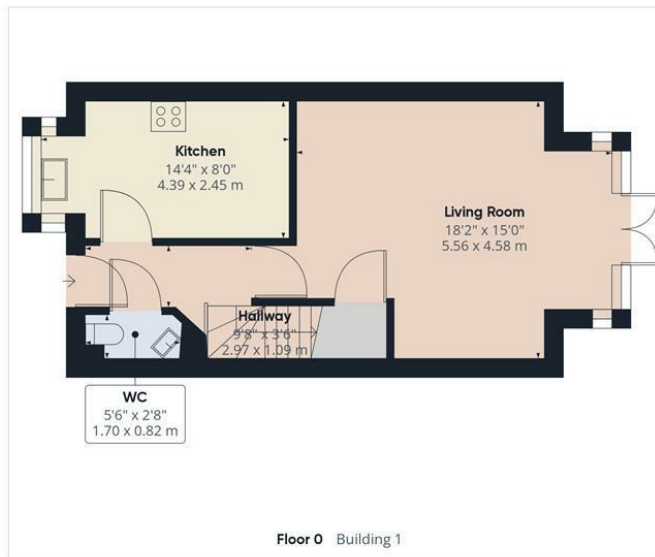
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* 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.



### Approximate total area<sup>m</sup>

1399.04 ft<sup>2</sup>

129.98 m<sup>2</sup>

### Reduced headroom

36.49 ft<sup>2</sup>

3.39 m<sup>2</sup>

(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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T: 01225 706 860

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

