



Bream Close, Melksham
£359,950



4 Bream Close

Melksham, Wiltshire, SN12 7JX

Situation:

Melksham offers an excellent range of amenities for all including a variety of shops and supermarkets. The new Melksham campus opened in 2022 provides library, 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, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

Description:

A beautifully presented three bedroom bungalow tucked away in the corner of Bream Close. As you enter the property you are greeted with the most impressive lounge/dining room with vaulted ceiling and double glazed French doors opening out into the rear garden. The property also comprises of entrance hall, fitted kitchen, modern bathroom, three bedrooms and master having an en-suite shower room. The rear garden is private and has patio area, pond, lawn surrounded with shrubs & bushes along with a sheltered patio dining area, perfect for summer hosting. There is garden access into the garage and a driveway to the front of the property providing ample parking. This property must be viewed to fully appreciate all it has to offer.

Accommodation:

Entrance Hall:

Upvc front door with glazed panels, Upvc double glazed window to side, double doors into the impressive living/dining room, radiator and airing cupboard,

Living/Dining Room:

Being the hub of the home, you enter into the room with vaulted ceiling and Upvc double glazed french doors to garden, Upvc double glazed window to front, side & rear and radiators.





Kitchen/Breakfast Room:

Fitted with a range of wall and base units with worktops over, double Belfast style sink with mixer tap, Dual fuel range style cooker with extractor over, integrated dishwasher, integrated washing machine, double glazed window & door to rear and loft access.

Bedroom One:

Upvc double glazed window to rear, radiator and door into:

En-suite Shower Room:

Fitted with a three piece suite comprising walk in shower cubicle, vanity style wash hand basin with storage under and low level WC and heated towel rail.

Bedroom Two:

Upvc double glazed window to front & radiator

Bedroom Three

Upvc double glazed window to front & radiator.

Bathroom:

Upvc double glazed window to front, a modern fitted white suite comprises of bath with shower over, low level WC, vanity style wash hand basin with storage under, heated towel rail and extractor fan.

Outside:

The property is approached with a block driveway with ample parking. There is gated side access leading to the rear. The rear garden offers a level of privacy and enjoys a patio area, pond, lawn surrounded with shrubs & bushes. Tucked in the corner of the garden you will find a sheltered patio dining area with lighting and electric sockets, perfect for summer hosting. There is a door providing rear access to the garden.

Garage:

There is an integral garage with electric up and over door, door into garden, light, power, water softener, hot water tank and wall mounted gas boiler.

Services:

All main services are connected

Council Tax:

The property is a Band B with the amount payable for 2024/25 being £1818.17.

Code: 11223 30/04/2024



Miscellaneous items

EPC: C
Council Tax: B
Utilities: All main services
Authority: Wiltshire
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

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⁽¹⁾

1051.45 ft²
97.68 m²

(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.

GIRAFFE360

Disclaimer: Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Chase Buchanan Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

T: 01225 706 860

E: melksham@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 13 High Street, Melksham, Wiltshire, SN12 6JY

