



Hawthorn Road, Melksham
£310,000



21 Hawthorn Road Melksham, Wiltshire, SN12 7FT

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:

A good size three storey four bedroom semi detached property, on a popular residential development. Being close to local primary and secondary schools, the property is ideal for growing families. With entrance hall, downstairs cloakroom, kitchen, living/dining room, three bedrooms on the first floor, family bathroom, master bedroom across the second floor with fitted wardrobes and en-suite shower room. There is a enclosed rear garden with access to the driveway & single garage. No Chain!

Accommodation:

Entrance Hall:

With radiator, stairs to first floor and doors into:

Cloakroom:

With radiator, low flush wc and wash hand basin.

Kitchen:

Fitted with a modern range of wall and base units, oven with 4 ring gas hob and extractor hood over, single stainless steel sink with drainer, space for fridge/freezer, space for washing machine, double glazed window to front and radiator.

Living/Dining Room:

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





Landing:

With stairs to second floor, cupboard housing hot water tank and shelving.

Bedroom Two:

With radiator and double glazed window to rear

Bedroom Three:

With radiator and double glazed window to front

Bedroom Four:

With radiator and double glazed window to rear

Bathroom:

With white suite comprising of wash hand basin, low flush WC, panelled bath with shower attachment over, heated towel rail, part tiled walls, double glazed window to front

Landing:

With radiator and storage cupboard housing wall mounted gas boiler

Master Bedroom:

A very spacious room stretching the width of the property with two Velux window, radiator, fitted wardrobes, loft access and door into:

En-Suite Shower Room:

With wash hand basin, low flush WC, shower cubicle, radiator and double glazed window to rear.

Outside:

Garden:

There is an enclosed rear garden accessed from the living/dining room which is laid to lawn. There is gated side access providing access to:

Garage & Driveway:

A single driveway and single garage with up and over door.

Tenure:

Freehold with vacant possession on completion

Services:

All main services are connected

Council Tax:

The property is a Band D with the amount payable for 2024/25 being £2,337.64.

Agents note:

There is an annual estate charge payable being approx £175.00

Code:

11232 21/05/2024

To view this property:

Please call or email Chase Buchanan Melksham



Miscellaneous items

EPC: C
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

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

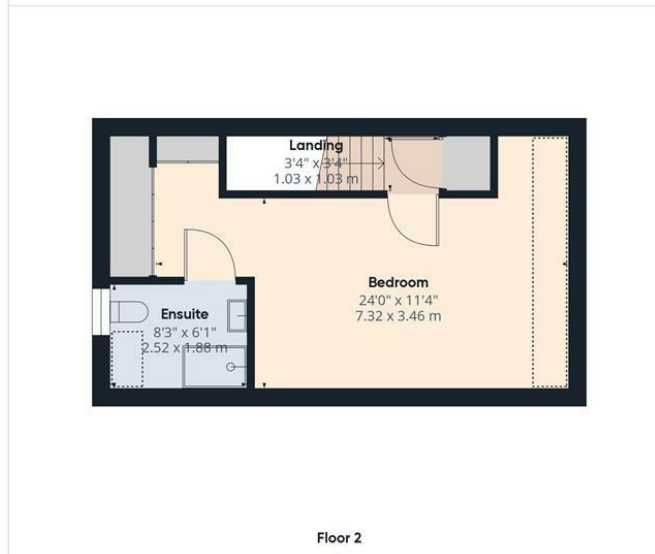
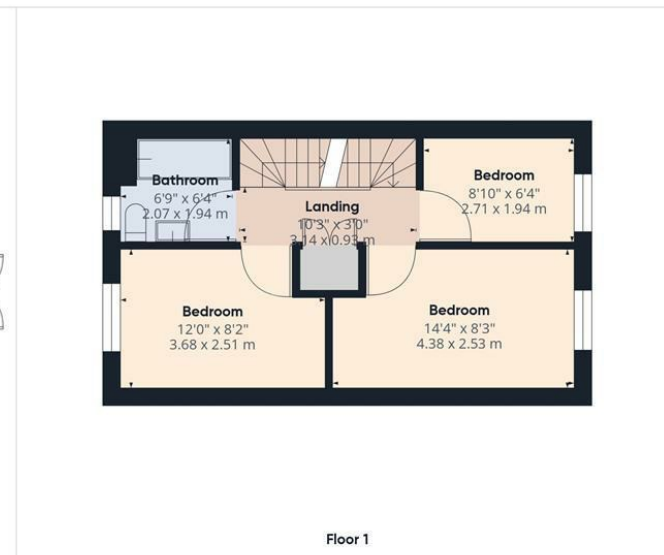
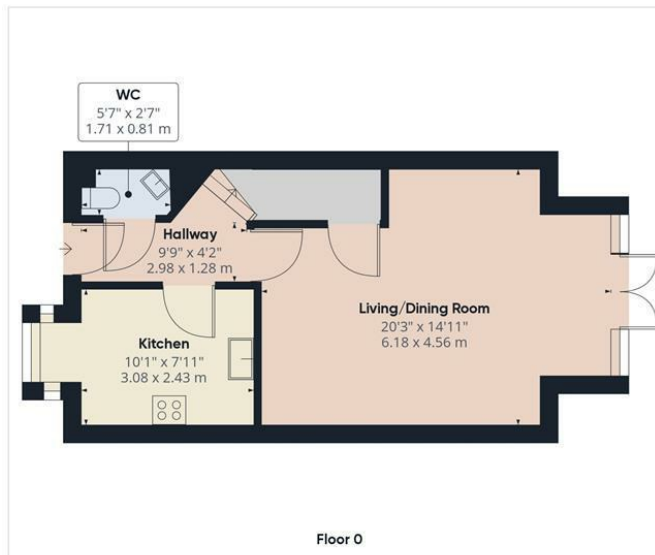
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- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They 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[®]

1179.22 ft²
109.55 m²

Reduced headroom

34.35 ft²
3.19 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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