



Spencer Close, Melksham
£220,000



8 Spencer Close Melksham, SN12 8AE

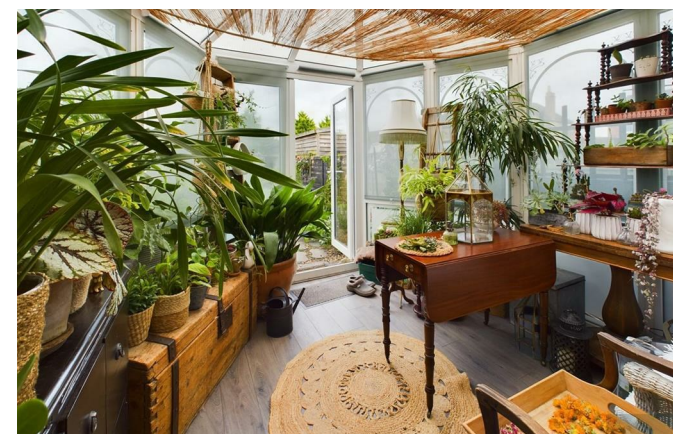
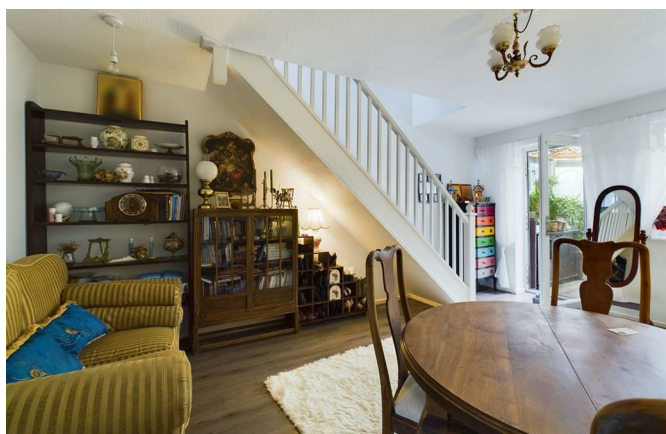
Situation:

The property is situated within easy access to the A350 giving access to Chippenham & Lacock. Melksham town centre is within walking distance of the property and other local amenities are close by. 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, 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:

A tidy and well presented two bedroom mid terraced home. The property is tucked away in the corner of Spencer Close and is a great starter home, investment buy or would suit somebody looking to downsize. The property features an entrance porch, kitchen, lounge/dining room, conservatory, two bedrooms with the master having fitted cupboards and family bathroom. To the rear, there is an enclosed garden and a garage with parking to the front. Must be viewed.

Accommodation:



**Entrance Porch:**

Front door opens into and door leads into:

Kitchen:

With a range of wall and base units, one and a half bowl sink with drainer, Space for washing machine & fridge freezer, Oven with four ring hob over and extractor hood, double glazed window to front & radiator.

Living/ Dining Room:

With stairs to first floor, double glazed window to rear, radiator and door to:

Conservatory:

Being fully double glazed, radiator and door to garden.

Landing:

With loft access.

Bedroom One:

With fitted cupboards, double glazed window to rear, radiator and cupboard.

Bedroom Two:

With radiator and double glazed window to front.

Outside:

The rear garden is fully enclosed and has shrubs and borders and mainly gravel. To the front, there is a single garage and parking to the front.

Tenure:

Freehold with vacant possession on completion

Services:

All main services are connected

Council Tax Band:

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

Code: 11239 24/05/2024



Miscellaneous items

EPC: C
Council Tax: B
Utilities: All main services
Authority:
Tenure: Freehold
Lease: Add text here
Ground Rent: Add text here
Service Charge: Add text here

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

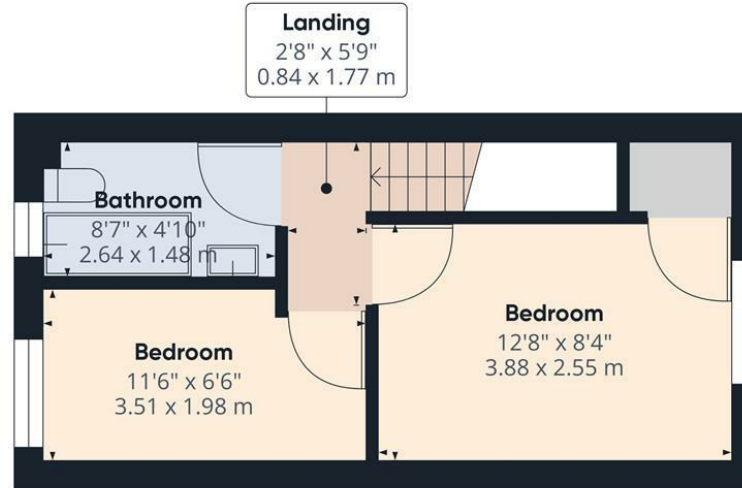
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

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.



Floor 0



Floor 1



Approximate total area^m

635.22 ft²

59.01 m²

Reduced headroom

15.97 ft²

1.48 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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