



MacDonald Close, Melksham
£365,000



8 MacDonald Close Melksham, Wiltshire, SN12 7HX

Situation:

The property is situated on the edge of Melksham in an excellent location for local amenities including shops, local primary school and pubs. The town centre is a short distance away where you will find an excellent range of shops and supermarkets. The new Melksham campus is now open and 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 truly immaculate four bedroom semi detached property built by Barratt Homes. The property is simply stunning throughout and offers modern living accommodation. Opening into the entrance hall, you have a large living room to your left, downstairs cloakroom to your right and leads onto the light & bright kitchen/dining room which opens out into the rear garden. There is also a handy utility room along with downstairs cupboard in the hallway. As you go on upstairs, there are four bedrooms, master bedroom having an en-suite shower room plus family bathroom. The garden has been thoroughly thought out and offers a lovely landscaped space to enjoy. There is ample parking to the side of the property along with single garage. This is a property not to be missed - Viewing is highly recommended,

Accommodation:

Entrance Hall:

With storage cupboard, radiator, double glazed window to side.

Cloak room:

With wash hand basin, radiator and low flush WC.

Living Room:

With double glazed window to front with shutters and radiator

Kitchen/Dining Room:

A modern fitted kitchen with a range of wall and base units, integrated fridge/freezer and dishwasher, four ring gas hob with extractor hood over and oven under, one and a half bowl sink with drainer, cupboard housing gas boiler, double glazed window to back and picture double glazed patio doors into garden, radiator.





Utility Room:

With double glazed window to side, space for washing machine and work surface.

Landing:

With radiator, double glazed window to side with shutters, loft access and storage cupboard.

Bedroom One:

With double glazed window to front with shutters, radiator and through to:

En-Suite:

With wash hand basin with tiled splashback, low flush WC, heated towel rail, shower cubicle with tiles.

Bedroom Two:

With double glazed window to rear with shutter and radiator

Bedroom Three:

With double glazed window to front with shutter and radiator

Bedroom Four:

With radiator and double glazed window to rear

Bathroom:

With wash hand basin with tiled splashback, low flush WC, panelled bath with shower screen and attachment over, double glazed window to side.

Outside:

Gardens:

The rear garden has undergone landscaping and now offers a fantastic outside space to enjoy. There is a patio area with seating bench, raised beds surround the garden, a lowered seating area with pergola over, water feature and artificial lawn. There is a gate leading to the side of the property providing access to the driveway with ample space for parking and access to the garage. To the front there is a pathway to the front door, artificial lawn and pretty shrubs & bushes.

Garage:

With up and over door, light and power.

Agents Note

There is an annual estate charge payable for the year being approx £178.00

Tenure:

Vacant possession on completion

Services:

Main services are connected

Council Tax:

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

To arrange a viewing:

Please call 01225 706 860 or email melksham@chasebuchanan.co.uk



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

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

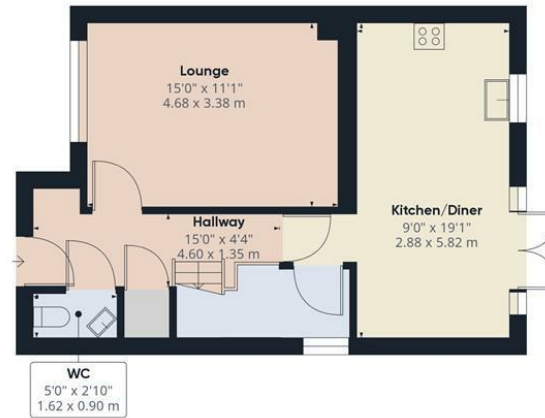
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * 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

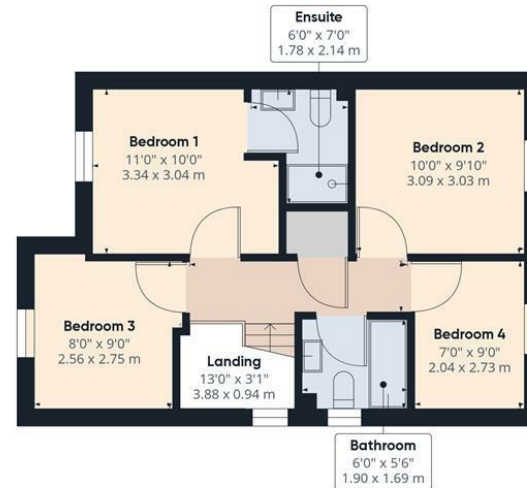
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

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 area¹⁾

990.71 ft²
92.04 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.

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