



Hornbeam Crescent,
£345,000

Chase 
Buchanan

18 Hornbeam Crescent Melksham, SN12 6JB

Situation:

Hornbeam Crescent is a sought after residential area of Melksham. Melksham town centre is a short walk away, where you will find an excellent range of amenities for all including 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:

Vendor Suited! - Rare to the market is this delightful two bedroom detached bungalow, sitting in a lovely position overlooking green area and close to Melksham's town centre. The property provides entrance hall, lounge, kitchen, utility room, two double bedrooms, shower room and an enclosed spacious rear garden.

Accommodation:

Hallway:

With loft access, cupboard with shelving and wall mounted gas boiler and radiator.

Sitting Room:

With double glazed bay window to front, stone built fireplace with gas fire, radiator

Kitchen:

Modern fitted kitchen with a range of wall and base units, eye level oven, four ring electric hob, sink with drainer unit, integrated dishwasher, integrated fridge, double glazed window to rear, door into utility.



**Utility Room:**

Plumbing for washing machine, storage cupboard, double glazed window to side, door to garden

Bedroom One:

With double glazed bay fronted window to front, built in wardrobes and radiator

Bedroom Two:

With double glazed patio doors to the rear, built in wardrobes and radiator

Shower Room:

With double glazed window to rear, corner shower cubicle, pedestal wash hand basin with vanity unit under, close coupled WC, shelving and radiator

Outside:**Gardens:**

To the front, there is a gravelled garden and a driveway with ample parking. Gated side access leads to the rear garden which has patio area, lawn area with shrubs and bushes surrounding and a shed for storage. There is also access into the garage and a workshop tucked to the side of the property.

Workshop:

With glazed window, light & power

Garage:

With up and over door, power and lighting, personal door to the rear

Tenure:

Freehold with 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 706860 or email melksham@chasebuchanan.co.uk



Miscellaneous items

EPC: tbc
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

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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.



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