



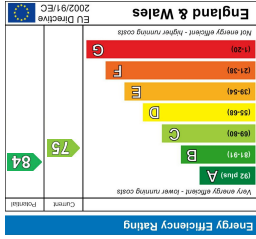
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IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk

Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



GIARF360

Calculations are based on RICS IPMS 3C standard.
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area*
1488.43 ft²
138.28 m²

Floor 0

- WC: 2.77 x 1.62 m
- Study: 3.02 x 2.75 m
- Hallway: 1.69 x 3.20 m
- Lounge: 3.63 x 8.06 m
- Utility Room: 2.27 x 1.56 m
- Kitchen / Dining Area: 5.88 x 4.43 m

Floor 1

- Ensuite: 8.67 x 5.10 m
- Bedroom 1: 3.47 x 3.23 m
- Bedroom 2: 3.70 x 3.84 m
- Bedroom 3: 3.06 x 4.12 m
- Bedroom 4: 3.76 x 2.62 m
- Landing: 2.98 x 0.84 m
- Bathroom: 2.45 x 3.22 m



16 Park Road
Bowerhill, Melksham, SN12 6WQ
£495,000



Situation:

Bowerhill is a very popular area of Melksham situated on the eastern fringes of town within easy walking distance of the Oak Secondary school, local primary school, parks, local pubs and with a variety of walks close by including the Kennet & Avon canal.

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:

We are pleased to bring to the market this spacious four bedroom detached family home. The property is modern & well kept throughout and sits in a popular residential area of Bowerhill, close to the local primary and secondary school. The property comprises of entrance hall, cloakroom, reception room which could be used as an office or playroom and utility room. The property has been extended to the rear and provides a large open plan kitchen/dining area with Bi-fold doors into the garden and flows nicely through to the living room. Upstairs you will find four double bedrooms, en-suite to the master and family bathroom with Bedroom 2 having direct access to the bathroom. Outside offers a private enclosed rear garden, double garage and large driveway for multiple cars. We highly recommend a viewing to appreciate all this home has to offer.

Entrance hall:

Front door opens into the entrance hall, with radiator, engineered oak flooring in the hall and on the stairs leading to the first floor and doors to rooms.

Cloakroom:

With low flush WC, wash hand basin, radiator and tiled floor.

Reception Room:

With double glazed window to front with shutter and radiator.

Utility Room:

With door to side with integral blind, radiator, storage cupboards with work surface and single stainless steel sink with drainer, space for washing machine, space for under counter fridge or tumble dryer, wall mounted gas boiler and tiled floor.

Kitchen:

A modern fitted kitchen with wall and base units with Corian work surfaces, AEG oven and above is the AEG oven / microwave combi, four ring ceramic hob with extractor over, built in dishwasher, inset sink, wine cooler, corner cupboards with storage, space for fridge/freezer, double glazed window to rear with integral blinds and Karndean flooring.

Dining Area:

An open plan space with access from the living room. With wall length radiator

and Bi-fold doors opening into the garden with integral blinds and engineered oak flooring.

Living Room:

An extended room with double glazed window to front with shutters, radiator, stone fireplace with gas fire, wall length radiator, engineered oak flooring, double glazed Bi-folding door with integral blinds and alcove space, perfect for a work area.

Landing:

With cupboard housing hot water tank & loft access.

Bedroom One:

With large built in wardrobes, radiator and double glazed window to front with shutter.

En-suite:

With shower cubicle, wash hand basin with drawers under, low flush WC, heated towel rail, storage cupboard and double glazed window to front with integral blinds.

Bedroom Two:

With double glazed window to rear, radiator & a door into the main family bathroom. Useful for staying guests.

Bedroom Three:

With double glazed window to front with shutter and radiator.

Bedroom Four:

With double glazed window to rear and radiator.

Bathroom:

A larger than average size family bathroom. With white suite comprising of heated towel rail, wash hand basin with cupboard under, panelled bath, walk -in shower, Karndean flooring & double glazed window to rear with integral blinds.

Outside:

Garden:

To the rear, there is a private enclosed garden with patio areas and lawn area with trees. To the front, there is a cobbled area.

Driveway & Garage

There is a large driveway to the side of the property for cars and provides access to the double garage. The garage has light & power and personnel door into the garden. There is also gated side access to the rear garden and a side door into the utility room.

Services:

Main services are connected

