



Roundpond, Melksham  
£265,000





# 3 Roundpond

## Melksham, SN12 8DH

### SITUATION:

Located within this popular residential area on the Bath side of the town centre. Melksham has an excellent range of amenities for all including shops and supermarkets. The new Melksham campus, finished in 2022 provides a 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. Direct train to London Paddington from Chippenham (1 1/2 hours).

### DESCRIPTION:

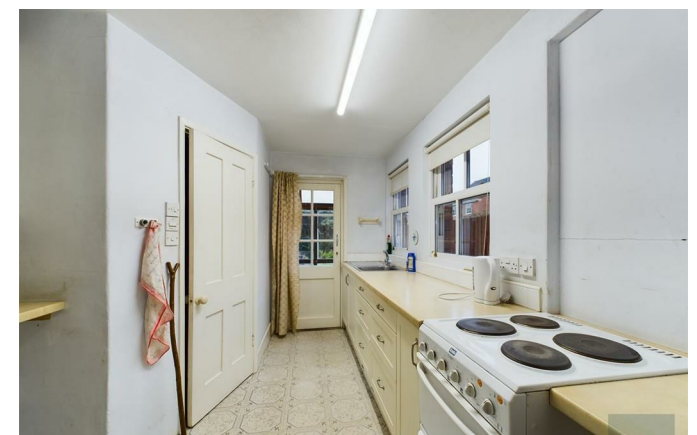
**\*\* NO CHAIN \*\***. Rarely available in need of updating a terraced older style house with red brick elevations and a particularly generous rear gardens. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POTENTIAL IN OUR OPINION WITH THIS PROPERTY.**

### ACCOMMODATION:

Front door leads to:-

### ENTRANCE HALLWAY:

With stairs to first floor, doors to:-







**SITTING ROOM:**

With sash windows to front, open fireplace, (not tested).

**DINING ROOM:**

With sash window, open fireplace (not tested).

**KITCHEN:**

With sash windows to side, base and wall units incorporating stainless steel sink unit, under stair storage cupboard doors to:-

**SHOWER ROOM:**

With shower cubical, wash hand basin.

**LEAN TOO:**

With glazed door to rear and door to:-

**CLOAKROOM:**

With w.c.

**FIRST FLOOR:**

**LANDING:**

With small loft access, doors to:

**BEDROOM ONE:**

With sash windows to front, feature ornamental fireplace.

**BEDROOM TWO:**

With sash window to rear.

**BEDROOM THREE:**

With sash window to rear.

**OUTSIDE:**

**GARDENS:**

To the front there is parking, off street immediately in front of the property. The rear garden is of a particularly good size, mainly level, laid to lawn.



### Miscellaneous items

EPC: tbcG  
Council Tax: B  
Utilities: Electricity, water and drainage  
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](http://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

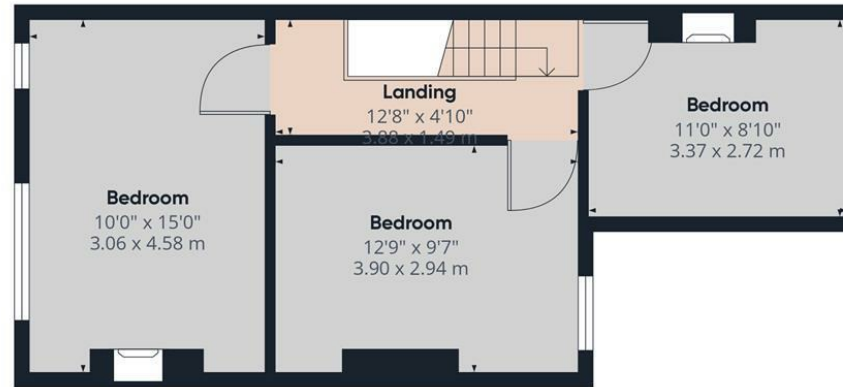
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### 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<sup>®</sup>  
869.51 ft<sup>2</sup>  
80.78 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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