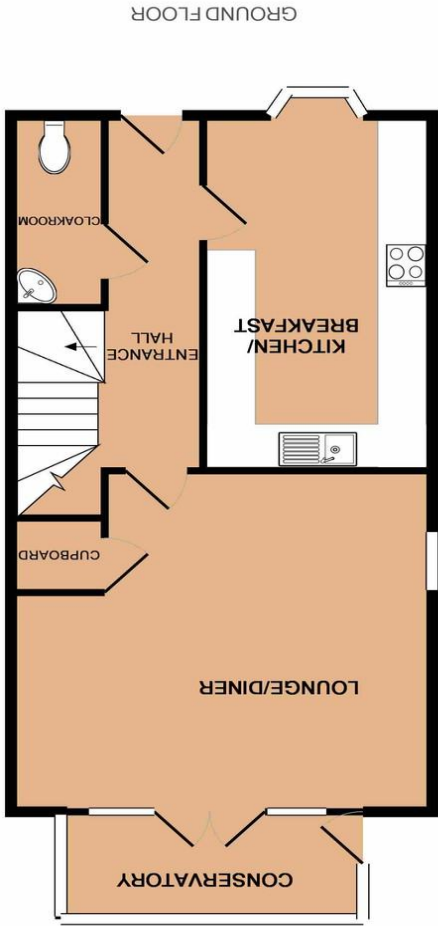
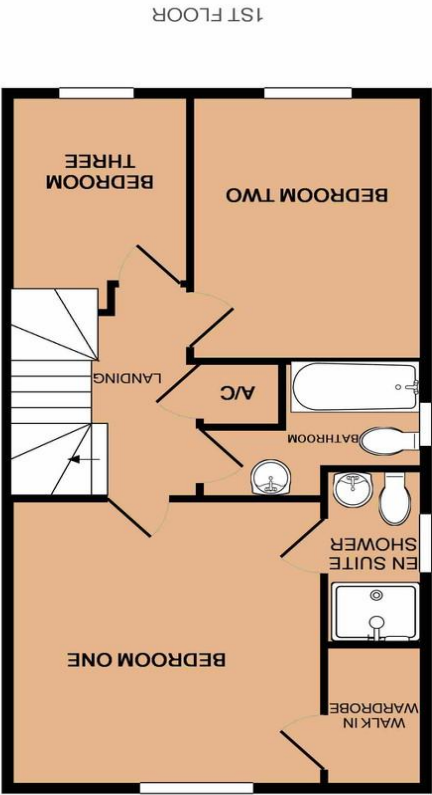
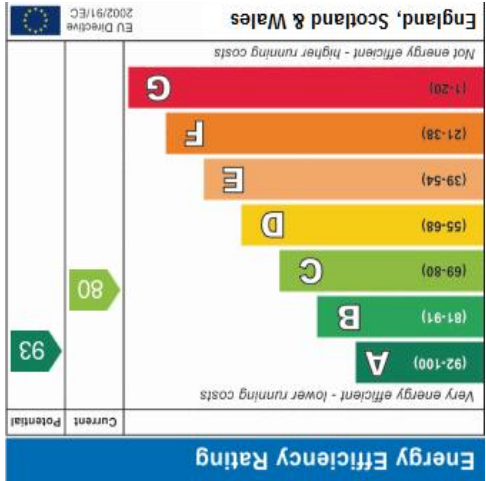


1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanagh's or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give any representation or warranty nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property. 6. We have not carried out a survey of the property nor tested any of the appliances, services or equipment. Prospective purchasers must therefore satisfy themselves as to the working order of such and the structural condition of the property. 7. All dimensions, areas or distances referred to are given as an approximate guide only and are not precise. Prospective purchasers must rely on their own enquiries. 8. No warranty or representation is given to the title of the property or the existence or otherwise of planning permission, building regulations approval or other statutory or regulatory permission. Any reference to such is made in good faith. Purchasers should instruct their solicitor to make appropriate enquiries regarding these matters. 9. If there are any points of clarification, Kavanagh's have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.

Schematic Diagram only - Not to scale
Made with Metropix ©2019



Kavanagh's

55 Corncockle Close
Melksham, SN12 7GL

£244,950

- Well Presented
- Three Bedrooms
- En-suite to Master
- Garage
- Enclosed Garden
- Popular Location
- Gas Central Heating
- EPC Rating: C (80)



SITUATION:

The property forms part of the popular Gateway Development, which is located just over a mile from the town centre. There is a primary school and shopping parade close by, whilst all other facilities can be found within the centre of Melksham. Good bus services are available to the surrounding towns including Corsham, Bradford on Avon, Trowbridge and Chippenham, with the latter having the benefit of mainline rail services and access to the M4 motorway at junction 17. The Georgian city of Bath is approximately 13 miles away.

DESCRIPTION:

This most attractive property was built in 2014 by David Wilson Homes, having brick elevations beneath a tiled roof. The spacious and well planned accommodation is arranged over two floors, benefitting from gas fired central heating and double glazing. An early inspection is recommended to fully appreciate this delightful property.

FIRST FLOOR:

LANDING:

Providing loft access and linen cupboard.

BEDROOM ONE:

10' 8" x 10' 8" (3.25m x 3.25m) With large walk in wardrobe, radiator and double glazed window to rear.

ENSUITE SHOWER ROOM:

With tiled shower cubicle, low level WC, wash hand basin, ladder radiator, extractor, double glazed window to side, shaver point and tiled floor.

BEDROOM TWO:

11' 9" x 8' 7" (3.58m x 2.62m) With double glazed window to front and radiator.

BEDROOM THREE:

6' 8" x 10' 6" (2.03m x 3.2m) With double glazed window to front and radiator.

DIRECTIONS:

From the market place in Melksham proceed into Spa Road, go past the hospital and at the roundabout turn left into Snowberry Lane, proceed along and at the next roundabout take the second exit proceed to the next roundabout and turn left into Cranesbill Road and then into Corncockle Close.

FIRST FLOOR:

CLOAKROOM:

With low level WC, wash hand basin, radiator, extractor fan and tiled floor.

KITCHEN:

13' 6" x 8' 2" (4.11m x 2.49m) Well fitted wall and floor cupboards, worktop surfaces, single drainer stainless steel sink unit, four ring gas hob with electric oven and extractor hood over, plumbing for washing machine & dishwasher, double glazed bay window to front, radiator, tiled floor and gas fired combi boiler.

BATHROOM:

Panelled bath with tiled surround, low level WC, wash hand basin, ladder radiator, extractor, double glazed window to side and tiled floor.

OUTSIDE:

Small area of garden to the front with shrubs, gated side entrance to side & rear garden. Enclosed by brick wall and timber fencing with artificial lawn, laid to lawn and small patio area.

GARAGE:

With single driveway leading to detached garage with up and over door, light and power points.

LOUNGE/DINER:

17' 3" x 15' 6" (5.26m x 4.72m) With under stairs cupboard, 2 radiators, double glazed window to side and double glazed french doors to:-

DOUBLE GLAZED CONSERVATORY:

9' 3" x 4' 9" (2.82m x 1.45m) With laminate flooring and door to garden.

SERVICES:

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fire boiler. (not tested)

TENURE:

Freehold with vacant possession on completion

COUNCIL TAX:

The property is a Band C with the amount payable for 2019/20 being £1681.02

CODE: 10018 29/07/2019

TO ARRANGE A VIEWING:

Please call 01225 706 860 or email residentialsales@kavanaghs.co.uk

