



**Connells**

Methuen Avenue  
Melksham



## Property Description

Semi Detached Family Home, extended to now provide FOUR Bedrooms & situated on the Chippenham side of Melksham, not far from River Avon.

Accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Bedrooms & Bathroom. Outside there is Rear Garden, complete with Hot Tub, Driveway Parking to the Front along with access to Garage.

The property is well proportioned & presented throughout and a viewing is highly recommended.

## Entrance Porch

Door to front aspect. Open to Entrance Hall. Stairs rising to First Floor. Door to Kitchen.

## Kitchen

Window to rear aspect. Comprising a range of wall, base & drawer units with work surfaces over & splashback tiling. Inset one and half bowl sink and drainer unit. Built in oven and inset hob. Space for under counter appliances. Access to Lounge.

## Lounge

Window to front aspect & patio doors to rear, opening to Conservatory. Log burner. Radiator.

## Conservatory

Large conservatory across the rear with windows & doors overlooking and leading to rear garden. Two radiators.

## First Floor Landing

Stairs from ground floor. Doors to Bedrooms & Bathroom.

## Bedroom One

Window to front aspect. Storage cupboard. Radiator. Door to En Suite.

## En Suite

Obscure window to rear. Suite comprising shower cubicle, wash hand basin and low level wc. Splashback tiling. Radiator.

## Bedroom Two

Window to front aspect. Built in wardrobes. Radiator.

## Bedroom Three

Window to rear aspect. Radiator.

## Bedroom Four

Window to front aspect. Radiator.

## Family Bathroom

Obscure window to rear aspect. Suite comprising bath with shower over, pedestal wash hand basin and low level wc. Splashback tiling. Two towel rails.

## Garage

Roller door to front. Personal door to rear. Window to rear.

## Front Driveway

To the front of the property is block paving & hardstanding providing off road parking. Door to Garage.

## Rear Garden

Enclosed by fencing and laid to lawn with dwarf brick wall & steps down to paved patio area. Further covered paved patio with hot tub. Garden shed. Gravelled area to the rear.

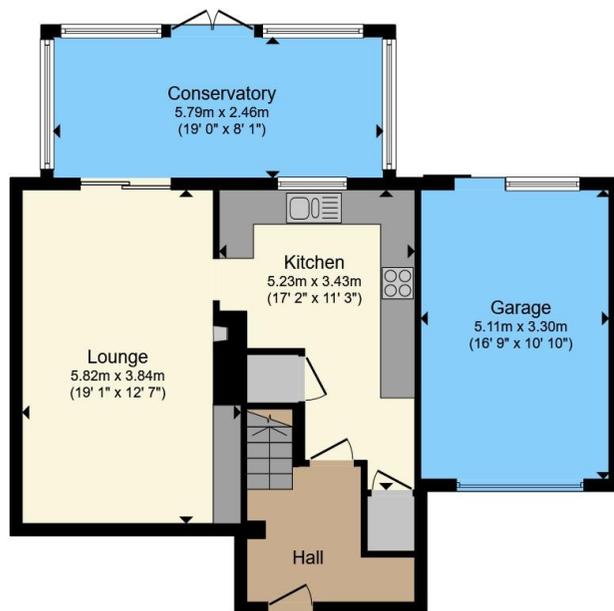
## Agents Note

We are obliged to inform you that this house is non standard construction - please ask for further information.

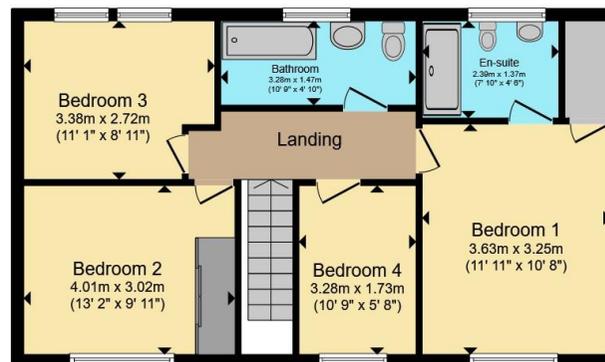








**Ground Floor**



**First Floor**

Total floor area 136.4 m<sup>2</sup> (1,468 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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11 Fore Street  
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EPC Rating: Awaited  
 Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/TWB307836](http://connells.co.uk/Property/TWB307836)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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