



## 49 Weavers Crofts

Melksham, SN12 8BW

**Offers In Excess Of £200,000**

NO CHAIN. 2 Double Bed Terraced House with garden leading to parking in convenient Town location. Excellent opportunity for First Time Buyers. EPC C, CT Band B, GCH & Double Glazing.

Welcome to 49 Weavers Croft, Melksham. A two bedroom mid terrace home with excellent transport connections including easy access to the A350, Chippenham and the mainline train station, Corsham, Bradford on Avon and Trowbridge.

The ground floor accommodation comprises lounge and kitchen with access door onto the rear garden. The first floor accommodation comprises landing, two double bedrooms and the bathroom.

The property further benefits from gas central heating, double glazing, an enclosed rear garden with gated access and allocated parking.

The property is offer with no onward chain.

The property is currently let and would make a great investment (buy to let) property or first time home.

Please note photos were taken prior to the commencement of the current tenancy.

### Viewing

Please contact our Blueleaf Property Office on 01225 839050 if you wish to arrange a viewing appointment for this property or require further information.

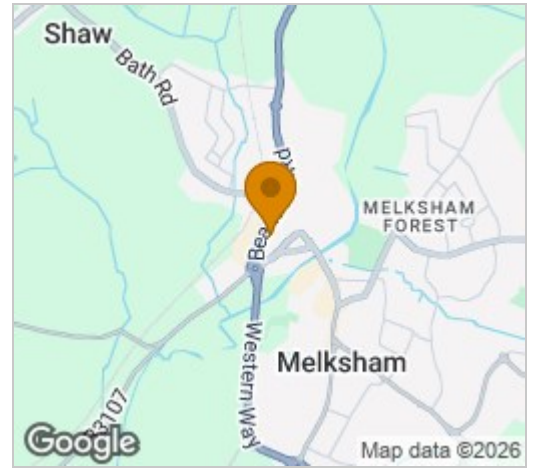
- Two bedroom mid terrace house
- Allocated parking
- Enclosed rear garden
- No onward chain
- Council Tax - Band B (Wiltshire Council)
- EPC - C



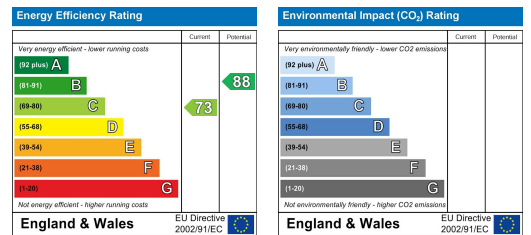
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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