

**NEW
PRICE**



£279,000 **Cotswold Close, Melksham, SN12 7RT**

Council Tax Band: B
Energy Efficiency Rating: C

Home Estate Agents are pleased to offer this surprisingly spacious 4 bedroomed mid terraced family home situated in this popular cul-de-sac location. The benefits include gas heating, double glazing, off road parking and delightful covered patio area, idea for al fresco dining with timber studio/office. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection. NO ONWARD CHAIN.





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Home Estate Agents are pleased to offer this surprisingly spacious 4 bedrooed mid terraced family home situated in this popular cul-de-sac location. The well maintained accommodation briefly comprises:- kitchen/diner, full width lounge, fourth bedroom (garage conversion), 3 further upstairs bedrooms together with upgraded bathroom. Outside, there is off road parking to the front with low maintenance gardens to the rear, with a delightful, covered patio area, ideal for al fresco dining and spacious timber studio/office.

The benefits include gas central heating, double glazing, walking distance to local junior and senior schools, together with close proximity to Lacock Village School and onward to Sheldon School in Chippenham. Junction 17, M4 is approx. 13 miles north, giving superb access to both Bristol & London.

There are convenience stores, pubs/eateries close by, together with nature and play areas within a short walk.

The property offers a super family home with good sized rooms and no onward chain. An early inspection is highly recommended.

Kitchen/Diner: 5.05m x 3.07m (MAX)

Entered via replacement front door. 1½ bowl single drain stainless steel sink unit with swan neck mixer tap over, full range of high gloss white base level cupboard and drawers and matching wall units. Inset halogen hob, electric double oven, woodblock work surfaces, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, leaded light, double glazed window to front aspect, double glazed Velux window to front, inset lighting, area for dining table, double panelled radiator, glazed door to:-

Lounge: 5.68m x 3.71m

Double glazed window to rear aspect, stairs rising to first floor landing, laminated flooring, TV & telephone point, double panelled radiator, door to:-

Bedroom: 5.03m x 2.44m (Previously garage)

Double panelled radiator, double glazed window to front aspect, cupboard housing gas meter, consumer unit and Worcester gas combi boiler.

First Floor Landing:

Range of triple fitted cupboards, white panelled doors to:-

Bedroom: 3.94m MAX x 2.69m

Leaded light, double glazed window to front aspect, double panelled radiator, laminated flooring, double fitted wardrobes with sliding doors.

Bedroom: 4.00m MAX x 2.69m

Double glazed window to rear aspect, double panelled radiator, wardrobe recess.

Bedroom: 2.94m x 1.79m

Double glazed window to rear aspect, fitted shelving.

Bathroom: 2.57m x 1.96m

Modern, white suite of shower bath with mixer shower over, with additional shower fitting, mixer tap and shower attachment, glazed splash screen, unit consisting of wash hand basin with mono tap and vanity unit under, low flush WC with concealed cistern, chrome towel radiator, recessed lighting, leaded light, double glazed window to front aspect.

Front Garden:

Low maintenance front garden with gravelled area with mature cherry tree, climbing rose, shrubs and outside light.

Rear Garden:

Covered patio area, with timber gazebo with polycarbonate roofing, steps up to gravelled area with mature creepers, timber fences to 3 sides, timber (10' x 6') studio, making an ideal garden office.

Parking:

Block paved off road parking area and access to front door.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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17 Cotswold Close,
Melksham,
SN12 7RT.

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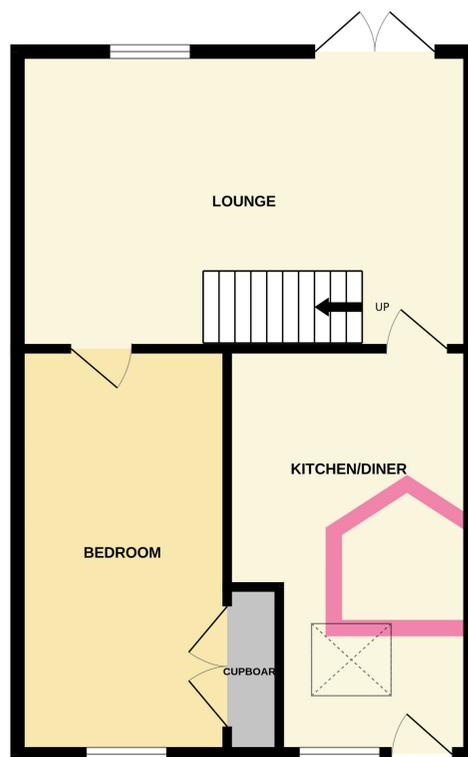
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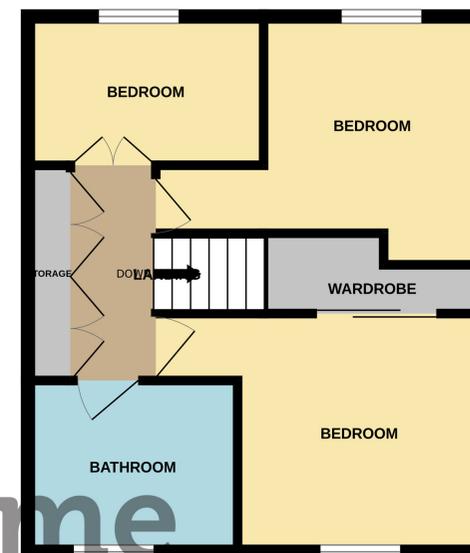
 @Home Estate Agents
13 Moorland Road,
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GROUND FLOOR



1ST FLOOR



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Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801