



26 Sarum Avenue

Melksham, SN12 6BN

Guide Price £375,000

Welcome to Sarum Avenue. A five bedroom semi-detached home, coming to the market for the first time in over forty years, situated on the sought after Morgan estate in Melksham, around half a mile from Aloeric Primary School.

The ground floor accommodation comprises porch leading into the entrance hall, living room with gas fire and double doors through to the snug and dining room with sliding doors to the garden, kitchen with double wall oven, gas hob, space for under counter fridge or freezer, utility room with wc, space for washing machine, boiler cupboard and door through to the garage.

The first floor accommodation comprises landing with storage cupboard, three double bedrooms, two single bedrooms and family bathroom with electric shower.

To the rear of the property is an enclosed garden with patio area, grassed area, greenhouse, shed and vegetable patch.

The property further benefits from a driveway, single garage, double glazing and gas central heating.

All room measurements are approx:

Entrance Hall: 2.03m x 3.63m
 Lounge: 3.86m x 3.56m ext 4.12m
 Snug: 3m x 2.62m
 Dining Area: 3.03m x 2.76m
 Kitchen: 2.81m x 3.09m

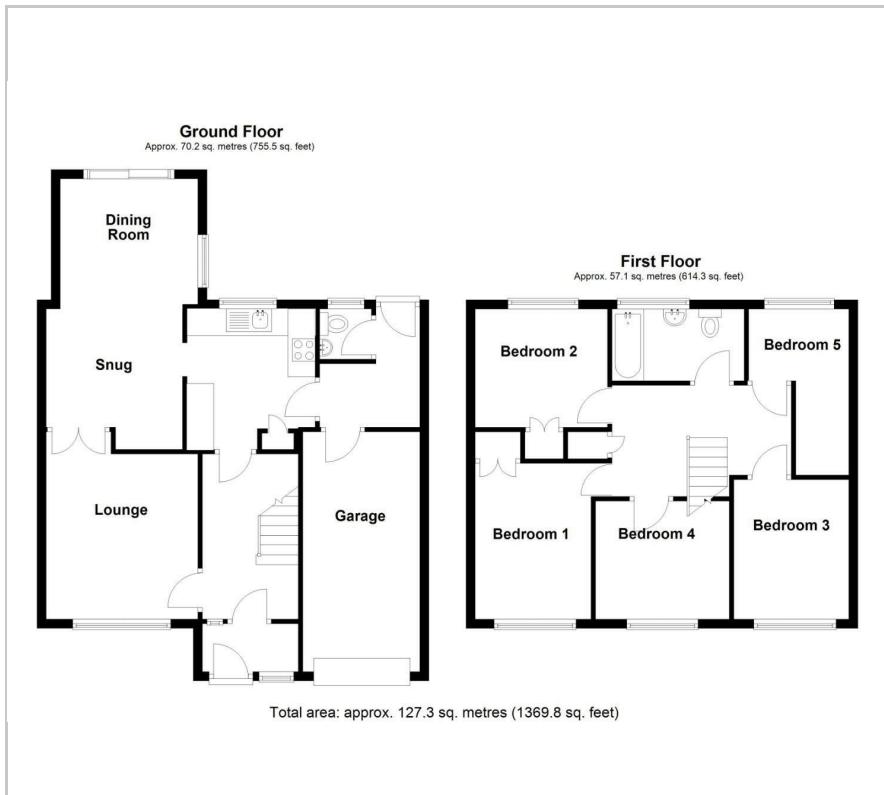
- Five bedroom semi-detached home
- Garage & driveway parking
- Enclosed rear garden
- Gas central heating
- Double glazing
- Around half a mile to Aloeric Primary School
- Around a mile from Melksham Market Place

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.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	
England & Wales		EU Directive 2002/81/EC	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.