



## 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

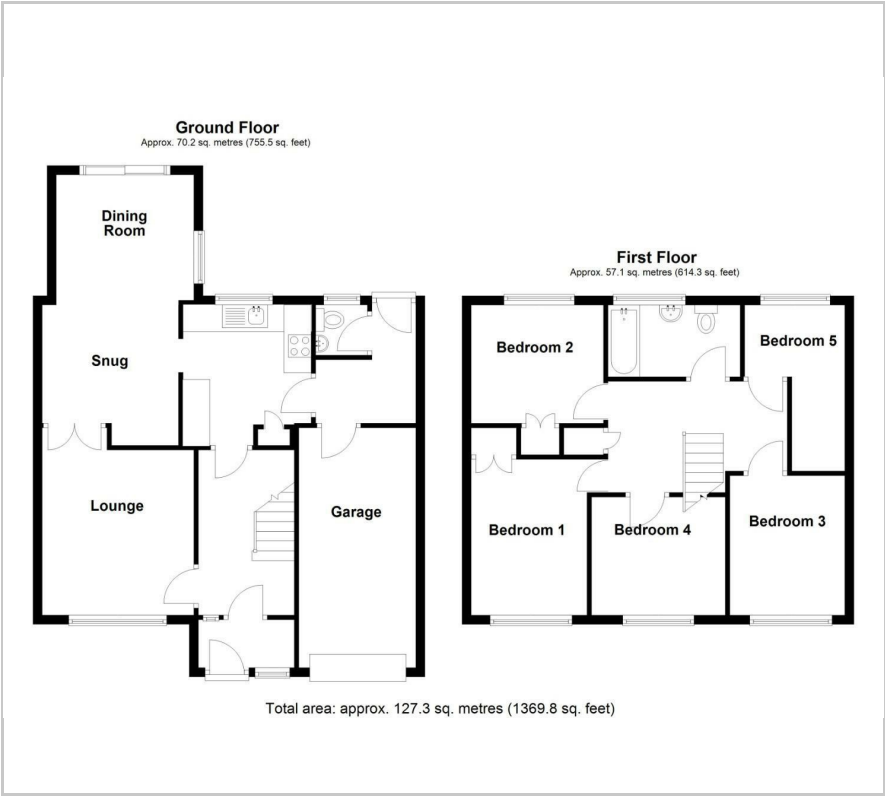
### Viewing

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





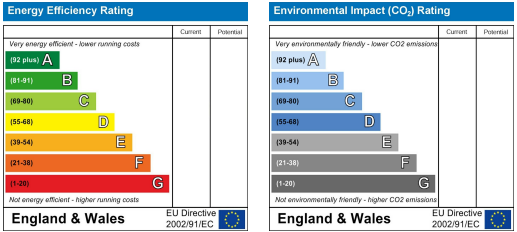
Floor Plan



Area Map



Energy Efficiency Graph



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