



339 Snarlton Lane, Melksham, SN12 7QP

£250,000

- 1930's mid-terrace home
- Modern shaker-style kitchen
- Long enclosed rear garden
- Three bedrooms
- Ground floor bathroom
- Bay-fronted lounge
- Utility area

339 Snarlton Lane, Melksham SN12 7QP

Located on the ever-popular Snarlton Road in Melksham, this attractive 1930's mid-terrace home offers well-proportioned accommodation, character features and a generous long rear garden, making it ideal for first-time buyers, families or investors benefiting from NO ONWARD CHAIN



Council Tax Band: B



Entrance Porch

UPVC front door leading into a useful entrance porch with side window.

Lounge/Dining Room

19'8" x 15'1"

Bright bay-fronted open plan reception room with laminate flooring and neutral décor with dining space overlooking the rear garden, ideal for entertaining.

Kitchen

Fitted with grey shaker-style wall and base units, black roll-edge worktops, cream tiled splashbacks, stainless steel sink, four-ring gas hob and double eye-level oven. Space for fridge and freezer. Tiled flooring and rear aspect window.

Utility Room

Additional storage and work surface space, housing a Worcester Bosch boiler, with UPVC door leading to the garden.

Downstairs Bathroom

Comprising bath, WC, wash hand basin and corner shower with electric shower. Obscured window and tiled finishes.

Stairs and Landing

Bedroom One

15'1"x 9'3"

Spacious double room with two front aspect windows.

Bedroom Two

10'4" x 8'11"

Double bedroom with rear aspect room overlooking the garden.

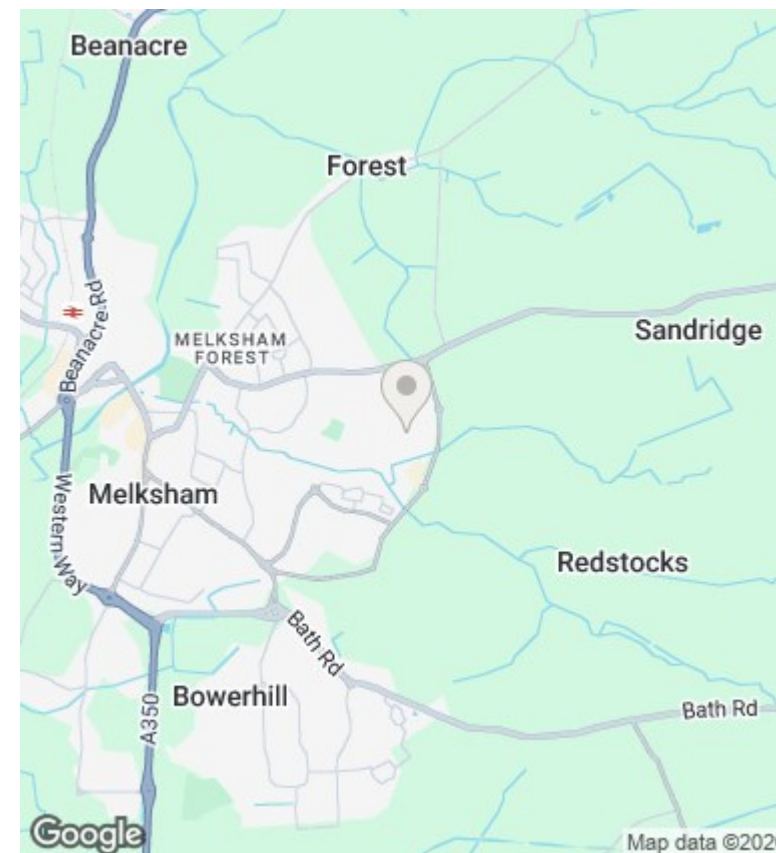
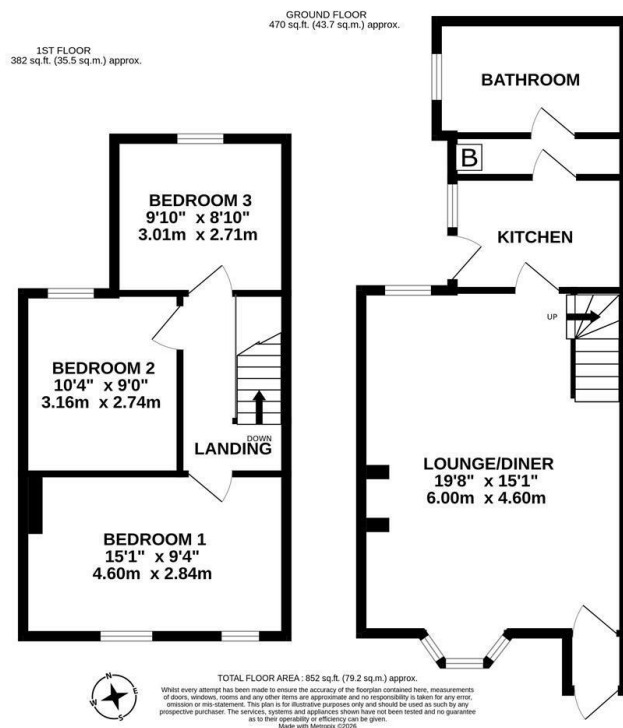
Bedroom Three

9'10" x 8'10"

Shy double over looking rear aspect

Rear Garden

Long, fully enclosed rear garden, offering excellent outdoor space. The garden is mainly laid to lawn with a patio area adjoining the house, along with a gravelled section and paved pathway leading through.



Directions

Viewings

Viewings by arrangement only. Call 01249 466999 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC