



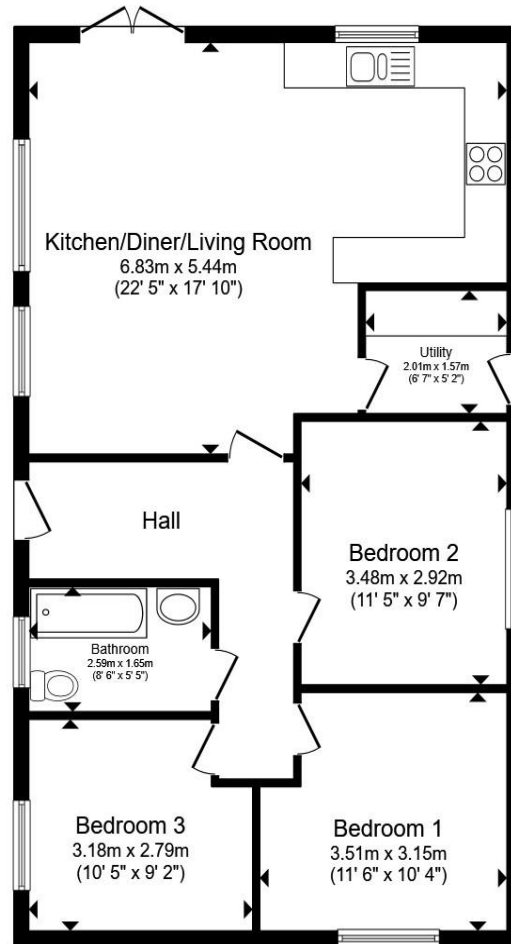
Apple Tree Cottage, Beanacre Road, Melksham, SN12 8AL

welcome to

Apple Tree Cottage, Beanacre Road, Melksham

No Onward Chain! This spacious three-bedroom detached bungalow in a sought-after location offers a stunning open-plan kitchen/dining/living space, ample driveway parking, and gardens to the rear and side. A fantastic opportunity for downsizers, families or investors alike.





Total floor area 79.5 m² (856 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Kitchen/Diner/Living Room

Utility

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Garden

Driveway Parking

welcome to

Apple Tree Cottage Beanacre Road, Melksham

- Three Bedroom Detached Bungalow
- Spacious Open-Plan Kitchen/Dining/Living Room
- Ample Driveway Parking for Multiple Vehicles
- Generous Gardens to the Rear and Side
- Offered for Sale with No Onward Chain

Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111947



Property Ref:
CHP111947 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



01249 655255



chippenham@allenandharris.co.uk



37 Market Place, CHIPPENHAM, Wiltshire,
SN15 3HT



allenandharris.co.uk