



Fullers Close, Melksham, SN12 7BX
Melksham

£275,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

MASSIVE GARDEN! Welcome to Fullers Close a deceptively spacious end of terrace three bedroom home for sale. This property has been heavily renovated by the current owners, but still has plenty of opportunity for a new owner to put their own stamp on it with room for an extension, subject to planning permission.

The Property - Ground floor comprising of entrance hallway with staircase to the first floor and access to living room and kitchen / diner. The living room is dual aspect with a central fireplace. Opposite, the kitchen / diner is open plan with an allocated bench for sitting round a dining table. The kitchen has been redesigned and holds a variety of wall and base units with allocated space for an American style fridge freezer, Rangemaster oven and washing machine. Integrated dishwasher, oven extractor and Belfast style sink.

The first floor is home to three bedrooms. The main bedroom and second bedroom are both good sized doubles allowing plenty of room for additional furniture. The third bedroom is not to be sniffed at and makes a comfortable single room with plenty of space for furniture. The modern family bathroom completes the property with a stylish four piece suite.

The Grounds - The front garden is mainly laid to lawn with a large mature hedge separating the public footpath and the property boundary. The property then has a pathway leading to the front door and to the side of the property. The rear garden is the real gem in this home with a massive amount of space which has been landscaped by the current owners and further benefits from an additional outbuilding with power and lighting - ideal as a home office.

The Situation - Tucked away on a quiet cul de sac, accessed via a pedestrian path. Melksham is an historic market town located in beautiful rural Wiltshire situated on the banks of the River Avon. Melksham appears in the Doonsday Book and its prosperity was founded on agriculture and the woollen cloth industry. Today, the population is around 23,000. The town centre has a beautiful historic quarter where St Michael & All Angels Church, Canon Square and Church Walk are located. Melksham is approximately 9 miles to Chippenham Railway Station where there are regular services to London Paddington, Bath Spa and Bristol Temple Meads.

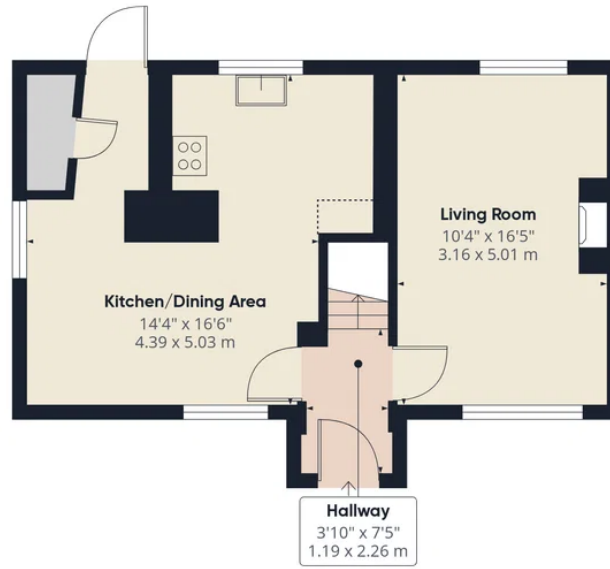
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band B

Tenure - Freehold







Ground Floor

Approximate total area⁽¹⁾

867 ft²
80.5 m²

Reduced headroom

5 ft²
0.4 m²

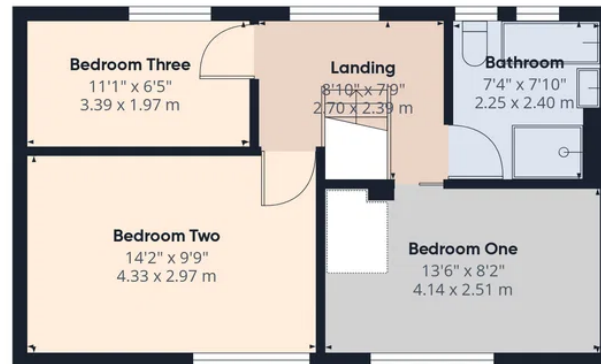
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



First Floor



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