



Wrights
01225 755553

Halifax Road, Bowerhill, Melksham, Wiltshire, SN12 6TW

£235,000

This well presented two bedroom mid terrace bungalow is situated within the popular Bowerhill area of Melksham. The accommodation comprises an entrance porch leading into a lounge/diner, with a spacious kitchen positioned to the rear. An internal hallway provides access to two double bedrooms and a bathroom. Externally, the property benefits from generous enclosed garden, predominantly laid to lawn and complemented by a spacious patio area, as well as a garage within a block with parking in front.

Further features include gas central heating and PVCu double glazing. Offered for sale with the benefit of no onward chain.

Situation

Halifax Road is situated within the well-established Bowerhill area of Melksham, a popular residential location known for its convenient access to local amenities and excellent transport links. The area benefits from nearby shops, schools, and leisure facilities, as well as easy access to the A350, providing good connections to Chippenham, Trowbridge, and the M4 corridor.

Melksham town centre is within easy reach, offering good shopping and leisure facilities including various shops and supermarkets, a fitness centre/swimming pool, library, cafes, restaurants and banks. Melksham also has a train station on the GWR line and is just 12 miles from J17 of the M4. The World Heritage City of Bath is also just 14 miles away, famed for its shopping, period buildings and many places of cultural interest.



Two bedroom bungalow

Situated within the popular Bowerhill area of Melksham

Lounge/diner

Spacious kitchen

Two double bedrooms

Gas central heating
PVCu double glazing
Generous enclosed rear garden
Garage with parking in front
No onward chain



The property comprises

Entrance Porch

With PVCu front door.

Lounge/Diner *11' 7" x 17' 3" (3.53m x 5.27m)*

With two radiators, feature fireplace and PVCu double glazed window to the front.

Kitchen *8' 6" x 10' 4" (2.59m x 3.14m)*

With a range of eye level and base units, worktops with tiled splash backs, inset sink and drainer unit, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer and washing machine, radiator, PVCu double glazed window to the side and PVCu back door.

Hall

With airing cupboard housing Ideal gas combination boiler.

Bedroom 1 *9' 1" x 12' 5" (2.76m x 3.79m)*

With radiator, loft hatch and PVCu double glazed window to the front.

Bedroom 2 *11' 11" x 10' 5" (3.63m x 3.18m)*

With radiator and PVCu double glazed window to the rear.

Bathroom

With suite comprising bath with shower attachment, low level W.C and pedestal hand basin, radiator and extractor fan.

Externally

To the front

The front garden is laid to lawn with a path leading to the front door.

To the rear

The enclosed rear garden is mainly laid to lawn with a path leading to gated rear access and a spacious patio seating area.

Garage and Parking

The property also comes with a garage within a block, with one parking space in front.

Tenure

The property is sold as Freehold.

Council tax

The property is in council tax band C.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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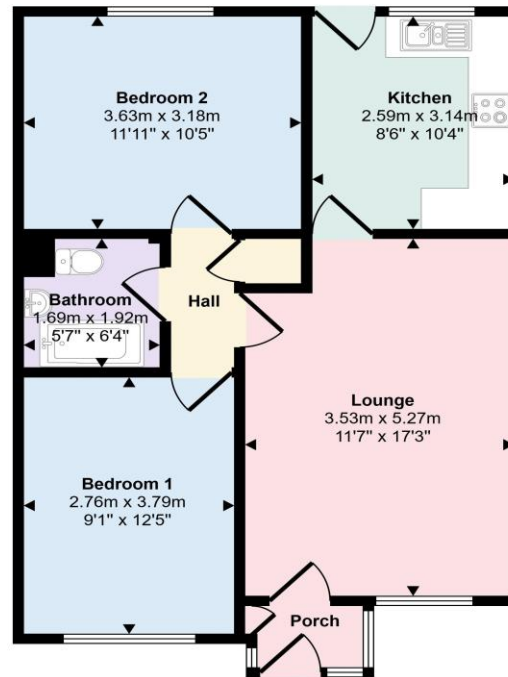


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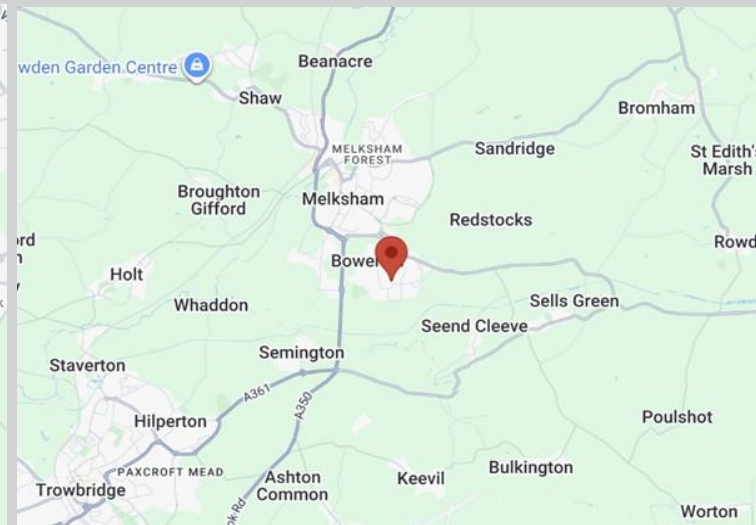
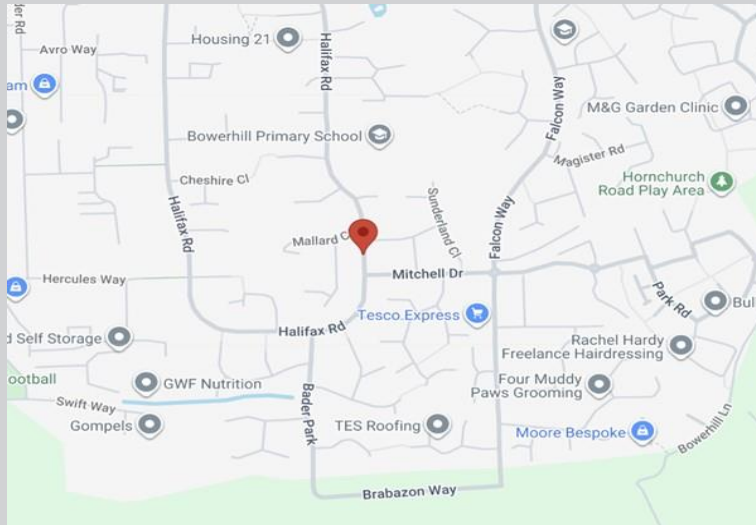
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Approx Gross Internal Area
58 sq m / 627 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.