



**Southbrook Road, Melksham, SN12 8DS**

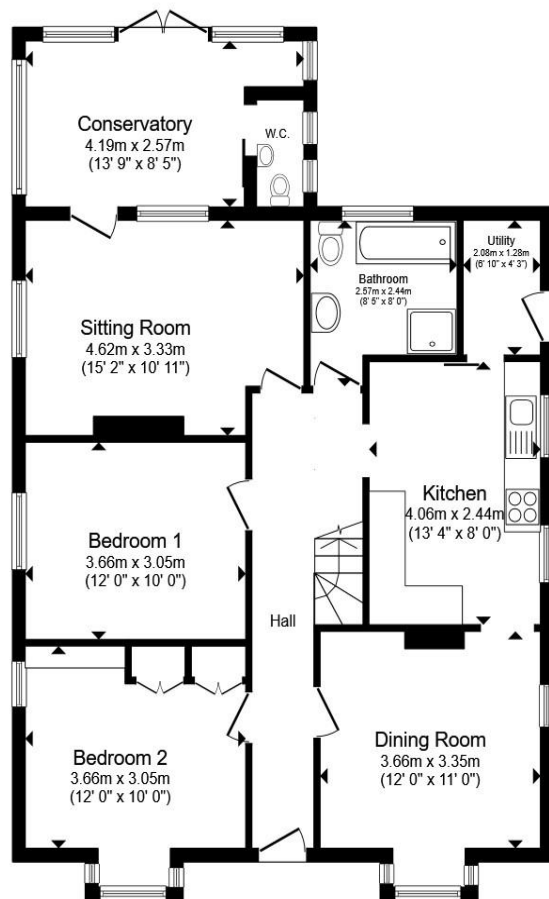


**welcome to**

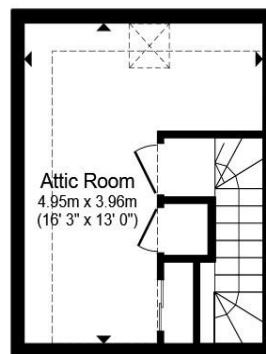
## **Southbrook Road, Melksham**

Welcome to Southbrook Road! This spacious detached bungalow, cherished as a family home for over 60 years, is located in a sought-after area of Melksham. Offered with no onward chain, it's a rare opportunity to create your ideal home.





**Ground Floor**



**First Floor**

Total floor area 116.8 m<sup>2</sup> (1,257 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](http://www.propertybox.io)

### **Sitting Room**

15' 2" x 10' 11" ( 4.62m x 3.33m )

### **Kitchen**

13' 4" x 8' ( 4.06m x 2.44m )

### **Conservatory**

13' 9" x 8' 5" ( 4.19m x 2.57m )

### **Bedroom 1**

12' x 10' ( 3.66m x 3.05m )

### **Bedroom 2**

12' x 11' ( 3.66m x 3.35m )

### **Attic Room**

16' 3" x 13' ( 4.95m x 3.96m )

### **Dining Room**

12' x 11' ( 3.66m x 3.35m )

### **Utility**

6' 10" x 4' 3" ( 2.08m x 1.30m )

### **Cloakroom**

### **Rear Garden**

### **Family Bathroom**

8' 5" x 8' ( 2.57m x 2.44m )

### **Driveway**

### **Garage/Workshop**

welcome to

## Southbrook Road, Melksham

- An extended and spacious detached bungalow
- Three double bedrooms
- Private large rear garden
- Driveway with parking and garage with workshop
- Quiet and sought after location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
COS107253 - 0010

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