



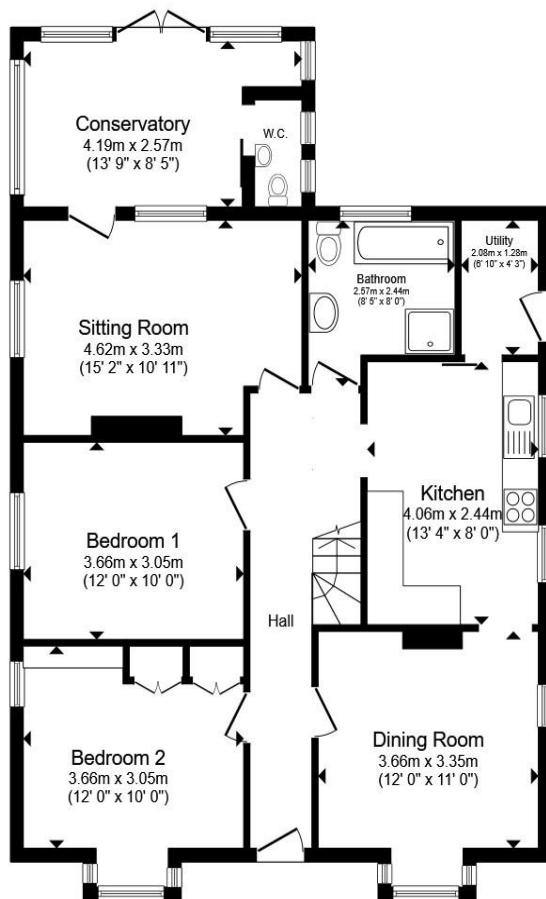
Southbrook Road, Melksham, SN12 8DS

welcome to

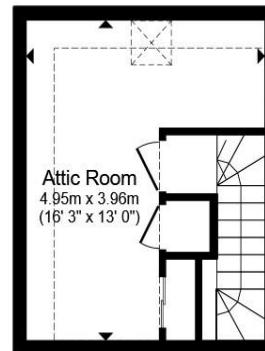
Southbrook Road, Melksham

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 m² (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

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

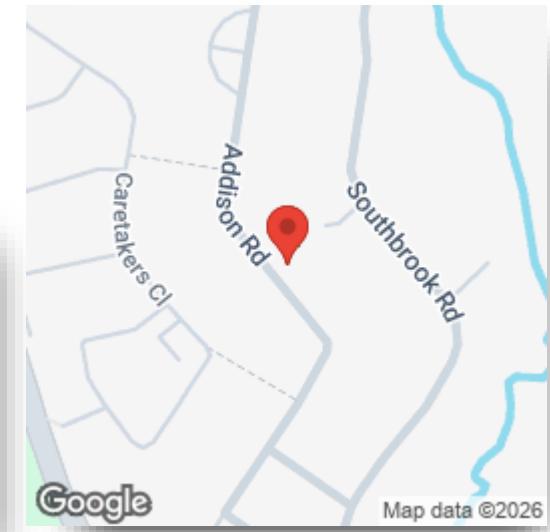
Southbrook Road, Melksham

- 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



view this property online allenandharris.co.uk/Property/COS107253

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.



Property Ref:
COS107253 - 0010

 allen & harris



01249 713877



corsham@allenandharris.co.uk



28 High Street, CORSHAM, Wiltshire, SN13 0HB



allenandharris.co.uk