

**TOWN & COUNTRY**  
ESTATES



**Linnet Lane, Melksham, Wiltshire SN12 7FA**

**£250,000**

## LOCATION

Situated on the favoured eastern side of Melksham, close to a well regarded School and local amenities but also roughly just one and a half miles of Melksham town centre, with its excellent range of shopping and leisure facilities.

Melksham is conveniently situated with good access to the neighbouring towns of Devizes, Trowbridge, and Chippenham with the latter having a mainline railway station (London-Paddington) and access to the M4 motorway via junction 17, offering convenient access to the major City's of Bath, Bristol, Swindon and London.

## DESCRIPTION

Enjoying a private location, tucked away within a small cul-de-sac off of the popular Linnet Lane, this delightful two double bedroom home ticks all of the boxes! From it's modern and well presented decor, to the landscaped gardens and allocated parking, this is certain to appeal to first time buyers, downsizers or those looking to invest in a buy-to-let. The accommodation comprises an entrance hall, kitchen, living room, master bedroom with ensuite, second double bedroom and family bathroom. Further benefits include gas central heating, uPVC double glazing, an attractive low maintenance rear garden and allocated parking spaces.

## ENTRANCE HALL

You enter the property through a composite front door (new in September 2024), there is wood effect flooring, thermostat heating controls, an opening to the kitchen and doors to the living room, cloakroom toilet and useful storage cupboard.

## KITCHEN

9'6" x 7'2"

There is a uPVC double glazed window to the front, the modern kitchen offers a range of matching base and wall units with rolled top worksurfaces, matching upstands, 1 1/2 bowl sink unit with chrome mixer tap and attractive tiled splash back, a built-in AEG fan assisted electric oven, inset gas hob with stainless steel extractor with light over, plumbing for a washing machine, space for a fridge/freezer, wooden effect flooring and a wall mounted gas boiler, concealed in a cupboard.

## LIVING ROOM

14'9" x 11'5"

The living room has a uPVC double glazed window to the rear, wood effect flooring, radiator, uPVC double glazed French doors opening to the rear garden and stairs to the first floor, with a bespoke storage solution under.

## FIRST FLOOR LANDING

With doors to both bedrooms and the bathroom.



## BEDROOM ONE

11'5" max x 11'5" max

There is a uPVC double glazed window to the rear, space for a wardrobe, radiator and door to the ensuite.

## ENSUITE

The contemporary ensuite has a uPVC double glazed window to the rear, the shower cubicle was refitted in 2024 and has a mounted electric shower over, pedestal basin, dual flush WC, extractor fan and radiator.

## BEDROOM TWO

9'6" x 7'10"

The second double bedroom has a uPVC double glazed window to the front, access to the loft, radiator and recess for a wardrobe.

## BATHROOM

There is a uPVC double glazed window to the front, a panelled bath with chrome mixer tap and hand shower attachment, pedestal basin, dual flush WC, tiled splash backs, shaving socket, extractor fan and a radiator.

## EXTERIOR

### FRONT

The front of the property has a paved path, two allocated parking spaces, outside tap, outside light and a gravelled area used for occasional parking,

### REAR GARDEN

Landscaped in late 2022, the enclosed rear garden has a paved patio immediately from the rear of the house - ideal for a table and chairs. There is an artificial lawn, external power socket, gated access to the front and a paved path to the wooden shed,

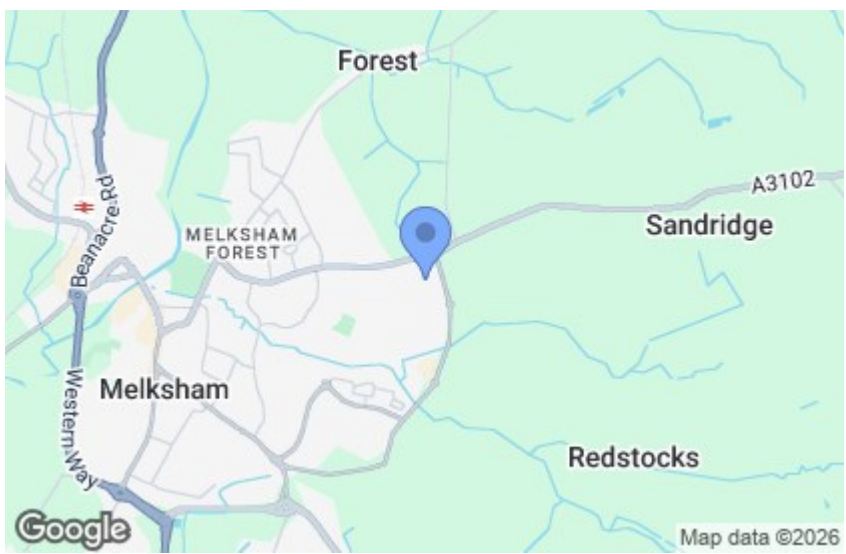
## ADDITIONAL INFORMATION

Council Tax Band - B

EPC to follow

There is an annual maintenance charge for the upkeep of the local area, payable to GreenSquare of circa £150.

Please note - the garage in the photograph is not associated with this home.



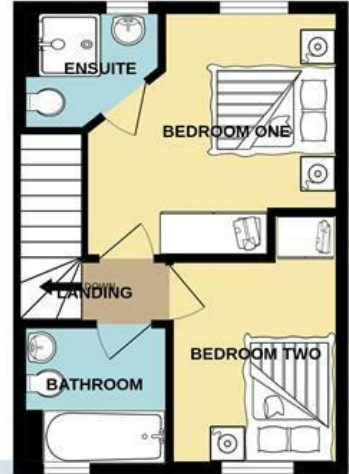




GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.

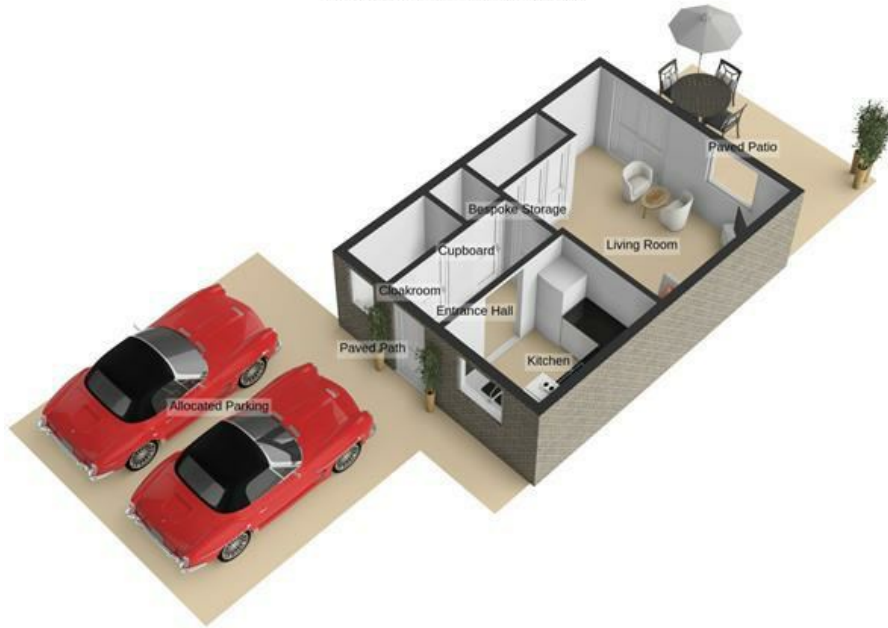


1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1st Floor  
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