



**Dakota Close, Bowerhill, Melksham, SN12 6XB**  
Melksham

**£235,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Welcome to Dakota Close, a well presented two bedroom terraced house tucked away in a quiet cul de sac. Perfect for first time buyers.

The Property -

Accommodation comprising of; Entrance hall with opening into the fully fitted kitchen with integrated washing machine, single oven, gas hob, extractor fan. Allocated space for a freestanding fridge freezer. The living / dining room spans the width of the property at the rear with door into the enclosed rear garden. Separate wc. The first floor is home to two bedrooms, both of which benefit from inbuilt wardrobes. The family bathroom is of good size, fully tiled with shower over bath.

Externally the property benefits from a low maintenance rear garden and allocated parking for two vehicles in tandem.

Situation -

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.

Property Information -

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

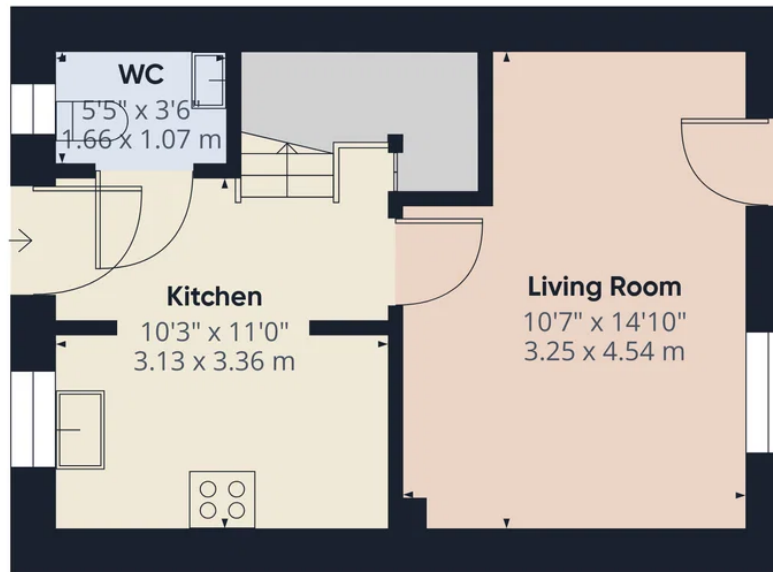
Wiltshire Council Tax - Band B

Tenure - Freehold

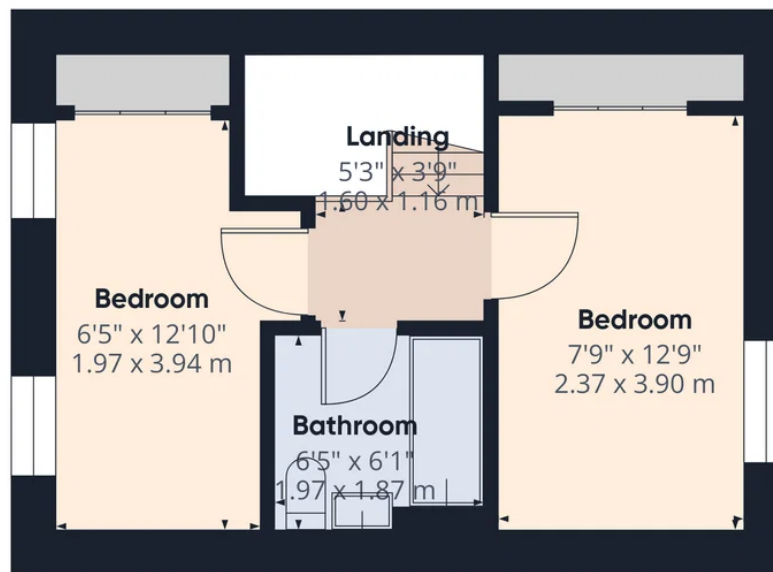
Management fee - TBC







Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

580 ft<sup>2</sup>

54 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

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