



Wrights
01225 755553

Laburnum Drive, Melksham, Wiltshire, SN12 6HU

£265,000

This well presented, two bedroom semi-detached Bungalow is situated on a generous plot, within easy walking distance of Melksham town centre. Features include driveway parking for several vehicles, detached garage, large enclosed rear garden, gas central heating, modern shower room and two good sized bedrooms.

Sold with the benefit of no onward chain.

Situation

The property is situated within easy reach of Melksham town centre, offering good shopping and leisure facilities including various shops and supermarkets, a fitness centre/swimming pool, library, cafes, restaurants and banks.

Neighbouring towns include Devizes, Corsham, Calne, Trowbridge, Bradford-on-Avon and Chippenham. 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 semi-detached bungalow

Driveway parking

Detached garage

Large enclosed rear garden

Gas central heating with modern combination boiler

Recently refurbished shower room

Double glazing

Two good sized double bedrooms

Sold with the benefit of no onward chain



The property comprises

Entrance Porch

With PVCu front door and tiled flooring.

Entrance Hall

With double panel radiator, cupboard housing fuse board and electric meter and loft hatch.

Lounge/Diner *14' 10" x 13' 4" (4.53m x 4.07m)*

With double panel radiator, electric fire with surround and PVCu double glazed window to the rear.

Kitchen *8' 11" x 8' 10" (2.71m x 2.68m)*

With a range of base and eye level units, worktops with tiled splash backs, four ring gas hob with extractor hood over, eye level double electric oven, space for fridge/freezer and washing machine, larder cupboard, stainless steel sink and drainer unit, PVCu window to the rear and PVCu door leading to garden.

Bedroom One *13' 11" x 9' 11" (4.23m x 3.03m)*

With PVCu double glazed window to the front and double panel radiator.

Bedroom Two *12' 4" x 8' 8" (3.77m x 2.64m)*

With PVCu double glazed window to the front and double panel radiator.

Shower room

Recently renovated, with LVT flooring, suite comprising back to wall W.C, hand basin with vanity unit below and double shower enclosure with mains shower, airing cupboard housing modern 'Worcester' gas fired combination boiler, heated towel rail and obscured PVCu double glazed window to the side.

Externally

To the front

A generous front garden mainly laid to lawn with driveway parking for several vehicles.

Garage

Detached garage with double doors to the front and a side door from the garden, power and light.

To the rear

Generous rear garden mainly laid to lawn, with planted borders, a storage shed and lockable gate leading to the side.

Council tax

The property is current in council tax band C.

Tenure

The property is sold as freehold.



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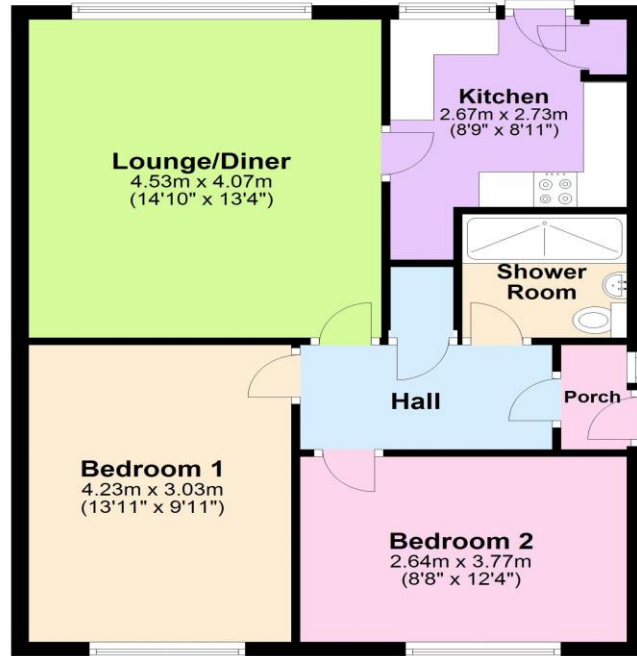
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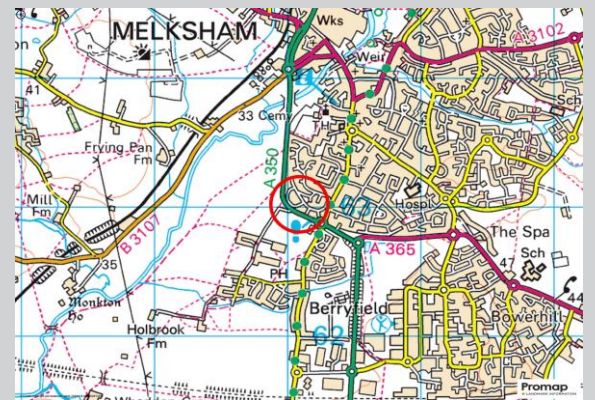
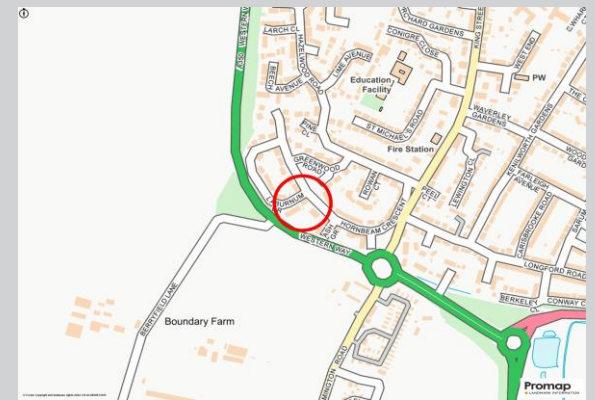
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Ground Floor

Approx. 61.1 sq. metres (658.0 sq. feet)

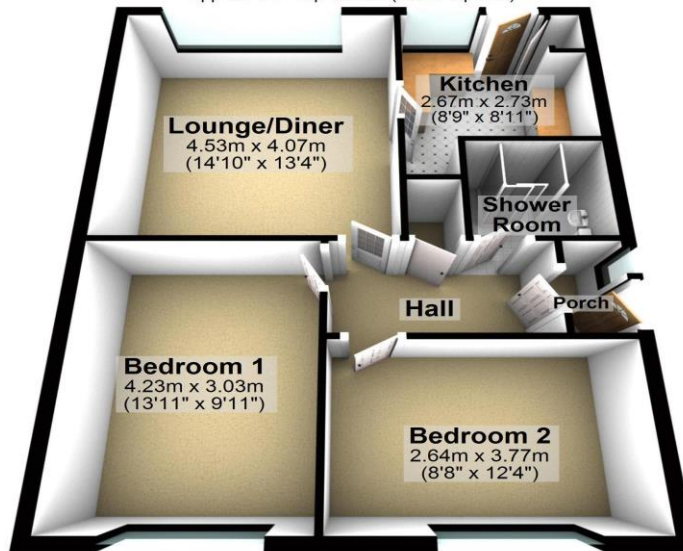


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Disclaimer

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.