



**Wrights**  
01225 755553

Spencer Close, Melksham, Wiltshire, SN12 8AE

Guide price

£220,000

This well presented two bedroom end of terrace house is situated within easy reach of Melksham town centre.

Features include gas central heating, PVCu double glazing, two double bedrooms, an enclosed rear garden, garage and allocated parking.

Sold with the benefit of no onward chain.



**Two bedroom semi detached property**  
**Cul-de-sac location**  
**Gas central heating**  
**PVCu double glazing**  
**Enclosed rear garden**

### 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.

### Garage

Off road parking

Unfurnished

Available from late November



## The property comprises

### Ground Floor

#### Entrance Hall

With PVCu front door, wood laminate flooring and radiator.

#### Kitchen

*7' 9" x 7' 8" (2.36m x 2.34m)*

With tiled floor, a range of eye level and base units, rolled edge worktops with tiled splashbacks, integrated electric oven and hob, inset sink/drain, space for fridge/freezer and washing machine and PVCu double glazed window to the front.

#### Lounge/Diner

*16' 9" x 11' 7" (5.10m x 3.53m)*

With two double panel radiators, television point, stairs to the first floor, PVCu double glazed window to the rear and PVCu back door.

### First Floor

#### Landing

#### Bedroom 1

*12' 10" x 8' 6" (3.92m x 2.58m)*

With radiator, large storage cupboard with gas combi boiler and PVCu double glazed window to the rear.

#### Bedroom 2

*11' 8" x 6' 8" (3.55m x 2.03m) max*

With wood laminate flooring, radiator and PVCu double glazed window to the front.

#### Bathroom

With tiled floor, white suite comprising bath, low level W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the front.

### Externally

#### To the front

Off road parking in front of the garage.

#### Garage

With up and over door to the front and door to the side.

#### To the rear

The enclosed rear garden is laid to lawn and patio with a storage shed.

#### Council tax

The property is current in council tax band B, with the rate payable for 2023/2024 being £1734.13.





EXCLUSIVE MORTGAGE  
ADVICE FOR WRIGHTS  
RESIDENTIAL WITH

**GEMMA**  
MORTGAGES

**Gemma Coleman**  
Telephone 01225 755553  
Mobile: 07717 749944  
Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

CALL NOW FOR FREE MORTGAGE  
ADVICE THAT YOU CAN TRUST



**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553



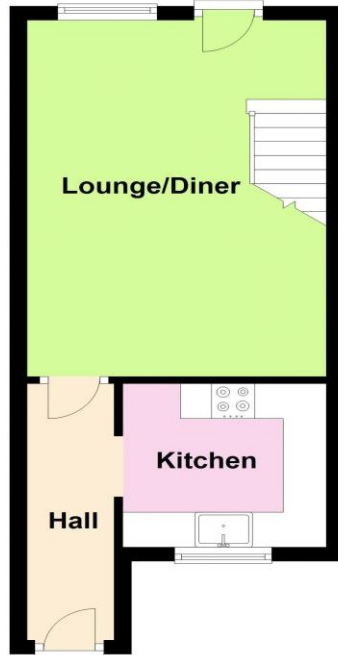
**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



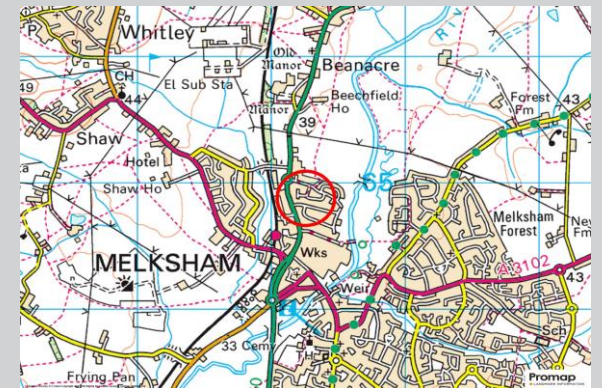
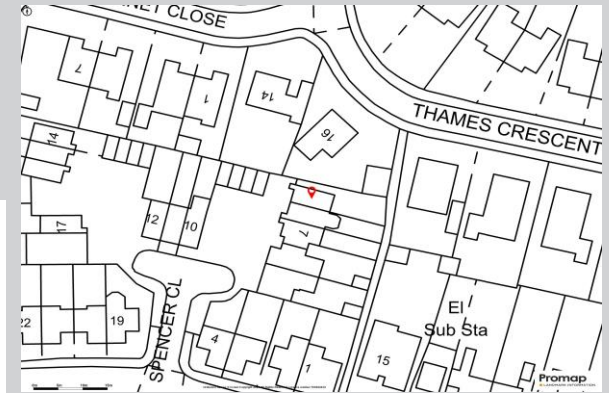
**Ground Floor**  
Approx. 27.5 sq. metres (296.0 sq. feet)



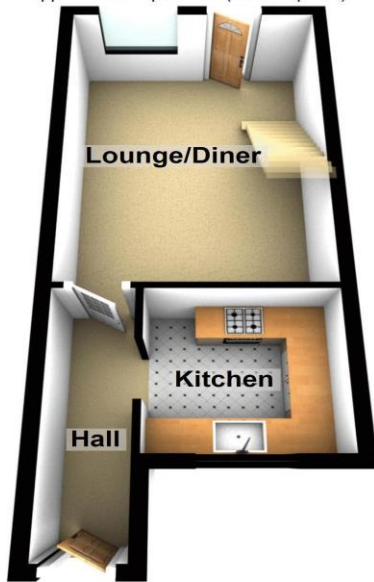
**First Floor**  
Approx. 26.2 sq. metres (281.5 sq. feet)



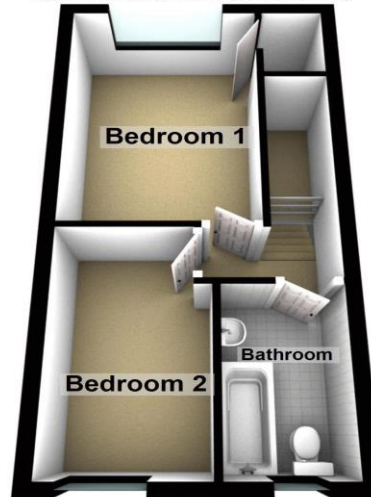
Total area: approx. 53.7 sq. metres (577.5 sq. feet)



**Ground Floor**  
Approx. 27.5 sq. metres (296.1 sq. feet)



**First Floor**  
Approx. 26.2 sq. metres (281.6 sq. feet)



Total area: approx. 53.7 sq. metres (577.7 sq. feet)

**Energy Performance Certificate**

9, Spencer Close, MELKSHAM, SN12 8AE  
 Dwelling type: End-terrace house Reference number: 7698-1076-6215-7654-0920  
 Date of assessment: 31 May 2014 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 01 June 2014 Total floor area: 53 m<sup>2</sup>

- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
  - Find out how you can save energy and money by installing improvement measures

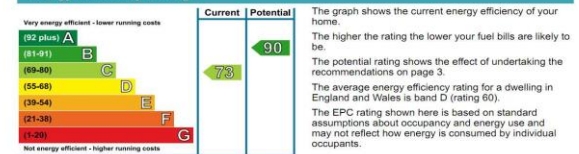
Estimated energy costs of dwelling for 3 years:	£ 1,413
Over 3 years you could save	£ 219

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 102 over 3 years	
Heating	£ 966 over 3 years	£ 882 over 3 years	
Hot Water	£ 315 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 1,413</b>	<b>£ 1,194</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£800 - £1,200	£ 90
2 Low energy lighting for all fixed outlets	£10	£ 27
3 Solar water heating	£4,000 - £8,000	£ 102

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

### 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.