

**TOWN & COUNTRY**  
ESTATES



**Mills Road, Melksham, SN12 7DT**

**Offers In Excess Of £230,000**

## LOCATION

The property is located on the Calne side of Melksham with a supermarket in close proximity. Further facilities in Melksham itself include swimming pool and fitness centre, library, numerous shops and bus services to surrounding towns including Devizes, Calne, Trowbridge, Bradford on Avon and Chippenham with the latter having the benefit of mainline rail services. The city of Bath with its many facilities lies some 12 miles distance whilst access to the M4 motorway at junction 17 lies 3 miles outside of Chippenham.

## DESCRIPTION

A well presented three bedroom mid-terraced home that would make a perfect first family home or buy to let purchase. On the ground floor there is an entrance porch, living room and kitchen/diner. On the first floor there are three good size bedrooms and the family bathroom. Externally the property benefits from a low maintenance garden to the front, private rear garden and garage in a separate block close to the property.

## PORCH

The property is entered through a UPVC double glazed door into a good size entrance porch. The porch has an obscured UPVC double glazed window and a door leading to the living room.

## LIVING ROOM

17'2" x 10'11"

The living room has a radiator, UPVC double glazed window to the front, stairs to the first floor landing and an opening to the kitchen/diner.

## KITCHEN/DINER

17'2" x 11'10"

The open plan kitchen/diner has a radiator, UPVC double glazed door to the rear garden, UPVC double glazed windows, a matching range of wall, base and drawer units, laminate work surfaces, tiled splash backs, built in electric oven, inset gas hob with extractor over, space for washing machine, space for dishwasher, cupboard and a hidden wall mounted gas combination boiler.

## FIRST FLOOR LANDING

The first floor landing has doors to all rooms, storage cupboard and loft access.

## BEDROOM ONE

11'4" x 9'9"

In bedroom one there is a radiator, UPVC double glazed window and built-in wardrobe.

## BEDROOM TWO

8'11" x 11'5"

In the second bedroom there is a radiator, UPVC double glazed window and built-in wardrobe.

## BEDROOM THREE

8'0" x 8'6"

Bedroom three has a UPVC double glazed window and radiator.



## BATHROOM

The bathroom has an obscured UPVC double glazed window, panel bath with shower mixer tap, hidden cistern W.C and wash hand basin with storage under.

## EXTERIOR

### FRONT

To the front of the property there is a gravel front garden with various decorated trees and shrubs.

### REAR GARDEN

The private and non overlooked rear garden is enclosed by wood panel fences and has a patio area with a raised pond leading to artificial lawn, a hard standing area to the rear with various plants.

## GARAGE

Located in a block next to the terrace of properties is a garage with a up and over door to the front.

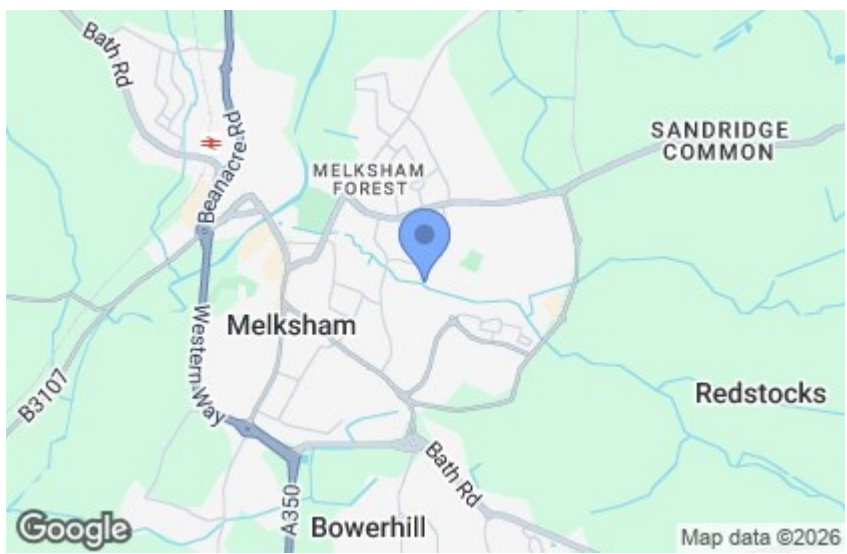
## ADDITIONAL INFORMATION

Council tax band B

EPC rating C

Gas combination boiler replaced 2 years ago.

First floor double glazed windows replaced 6 years ago.







GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



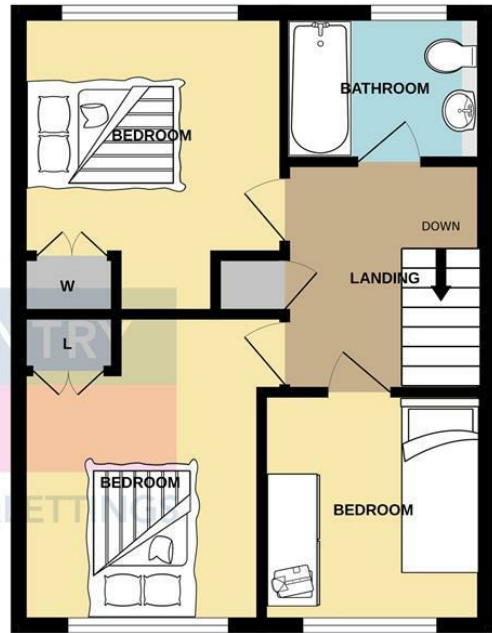
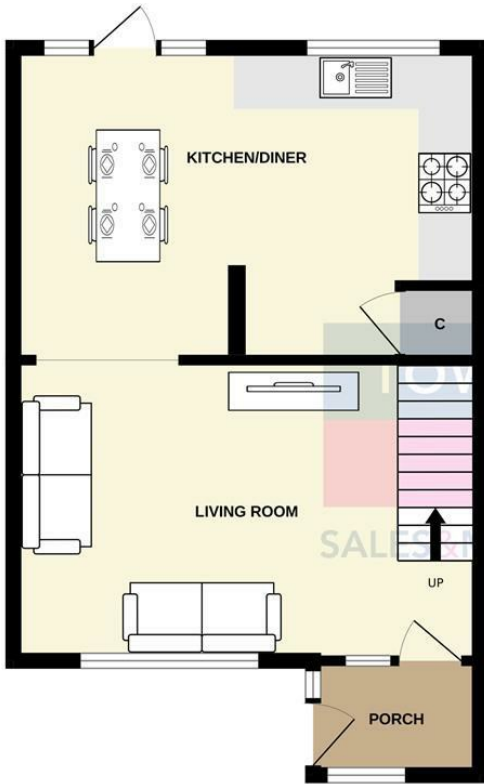
1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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GROUND FLOOR

1ST FLOOR



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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