

TOWN & COUNTRY
ESTATES



Scotland Road, Melksham, Wiltshire SN12 8AJ

Offers Over £240,000

LOCATION

This spacious two bedroom hoemis located on the Chippenham side of Melksham. The property is conveniently placed for access to various local amenities, with the town centre of approximately one mile away. Melksham itself offers a range of educational, recreational and shopping facilities. The nearby towns of Corsham, Calne, Devizes, Trowbridge, and Chippenham are easily accessible, with Chippenham hosting a mainline rail station, connecting to London Paddington and provides convenient access to the M4.

DESCRIPTION

NO ONWARD CHAIN - This extended and deceptively spacious two bedroom home provides ample internal and external space, enhanced by the converted garage, offering a rather special studio/office space. The ground floor accommodation comprises a generously proportioned living room, a kitchen/dining room, utility area and a welcome cloakroom toilet. On the first floor, there are two double bedrooms and a four piece bathroom, with toilet, basin, bath and separate shower. Further benefits include Upvc double glazing, gas central heating and a large rear garden.

ENTRANCE HALL

You enter the property through a Upvc double glazed door into the entrance hall, there are stairs to the first floor, bamboo wood flooring, a radiator and doors to the living room, utility and cloakroom toilet.

LIVING ROOM

The generously proportioned living room provides ample flexibility in terms of design and layout. There is a large Upvc double glazed window to the front, a log burning stove with a feature exposed brick surrounding creates a real focal point to the room. Further notable features include a radiator, wood effect flooring and a doorway to the kitchen/dining room.

CLOAKROOM TOILET

The transformed space beneath the stairs now serves as a WC, featuring a 2-in-1 closed-coupled WC with a built-in sink above. It has wood-effect flooring and a tiled surround.

KITCHEN/DINING ROOM

The kitchen/dining room offers ample cooking and dining space, there is a UPVC double glazed window to the rear, a range of matching wall and base units with wooden work surfaces, stainless steel sink with chrome mixer tap and tiled splash backs, a free standing oven with gas hob, dishwasher and a rear door to the back garden. The kitchen/dining room leads through to the utility space.



UTILITY SPACE

There is a Upvc double glazed window to the side, base units with wooden work surface, a stainless steel sink with chrome mixer tap and tiled splash backs, a washing machine, tumble dryer and a wall mounted gas boiler.

FIRST FLOOR LANDING

The first floor landing offers access to both bedrooms, the family bathroom and loft space.

BEDROOM ONE

The sizeable main bedroom has a Upvc double glazed window to the front, built in storage and a radiator.

BEDROOM TWO

The second double bedroom has a Upvc double glazed window to the rear, built in storage and a radiator.

BATHROOM

There is an obscure Upvc double glazed window to the rear, the four piece suite offers a panelled bath, a shower cubicle with chrome mains shower, a pedestal wash basin and closed couple WC, there is also a large heated towel rail, tiled splash backs and inset ceiling spotlights.

EXTERIOR

FRONT

To the front of the property is a small graveled area enclosed by large bushes and a small wall, there is side access to the rear garden.

REAR GARDEN

The landscaped rear garden has a paved seating area immediately from the property, providing entertaining space and access to the fantastic garden studio. The garden follows through with a gravelled path leading to a lawn, planted borders and a further gravelled entertaining area to the very rear.

GARDEN STUDIO

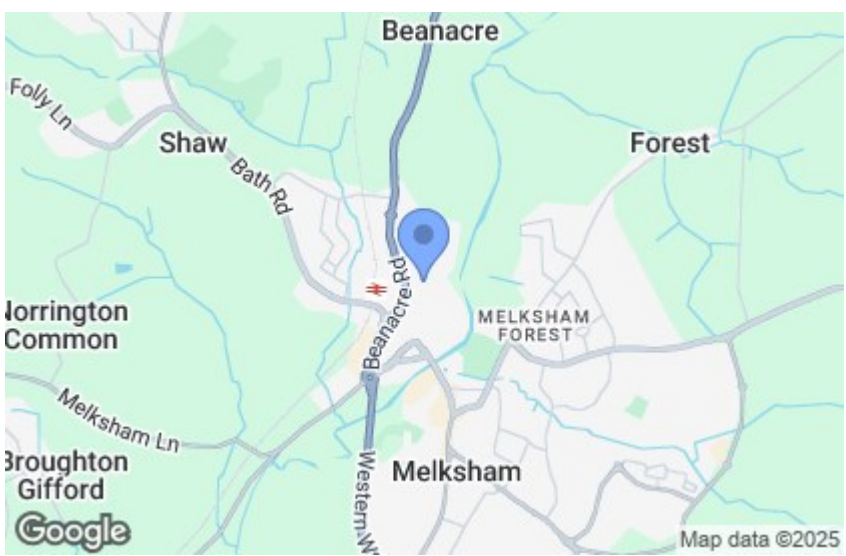
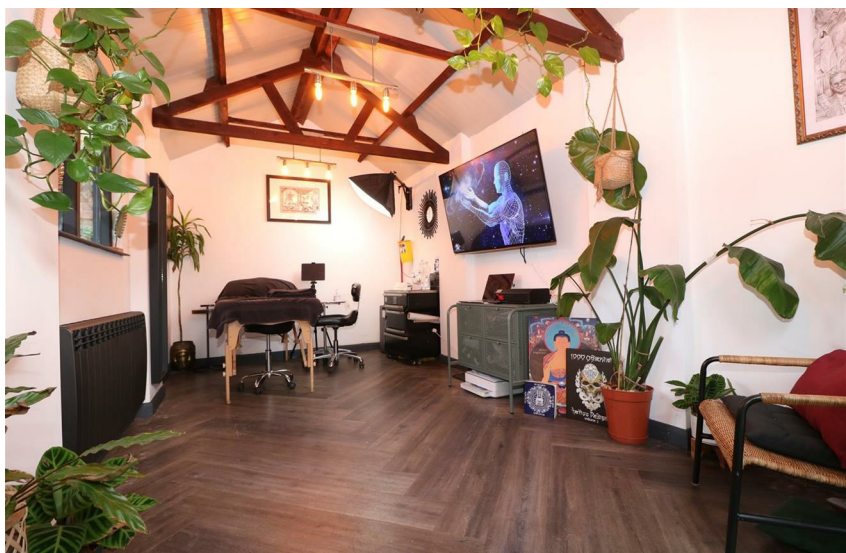
The recently completed garage conversion has created this superb garden studio, an extra space that could utilised for a multitude of uses. The room is has wood effect laminate flooring throughout, feature wooden ceiling beams, window to the side, an electric radiator and Upvc double glazed French doors to the front, with a further window to the side, allowing in lots of natural light.

ADDITIONAL INFORMATION

COUNCIL TAX BAND - C

EPC - TO FOLLOW

PLEASE NOTE - Although this home doesn't offer allocating parking, the current vendors park on Scotland Road.







GROUND FLOOR
702 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.1 sq.m.) approx.

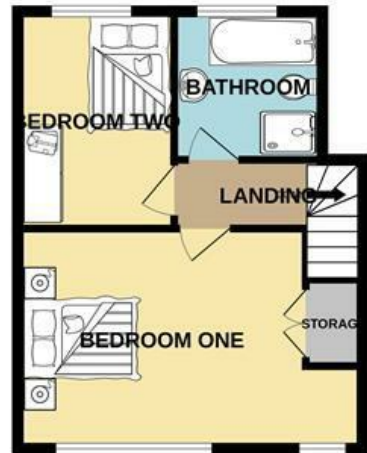
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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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