



Weavers Crofts, Melksham, Wiltshire

Ideal for first time buyers | 'Turn key' property | Kitchen | Living Room | Two double bedrooms | Bathroom | Landscaped rear garden

Asking Price: £240,000 (Guide Price)

Weavers Crofts, Melksham, Wiltshire

DESCRIPTION

Clare Richter at Keller Williams is pleased to present this fantastic 'turn key' property within walking distance of the town centre. Ideal for first time buyers and investors alike. Accommodation: UPVC front door leading into: Kitchen Fitted around 5 years ago, range of fitted base and wall units, double wall oven, gas hob with extractor, sink and drainer with mixer tap, Worcester combi boiler (around 2 years old), window to front aspect Utility Area Living Room Window to side & rear aspect, single glazed door to the rear garden, electric fire, built in entertainment recesses, LVT flooring, radiator, stairs to first floor Landing Bedroom 1 Windows to front, radiator Bedroom 2 Windows to rear, built in cupboard, radiator Bathroom Part shower walling and containing three piece suite comprising of; bath with shower over, vanity unit containing sink and toilet. Window to side aspect Rear Garden Landscaped enclosed garden with new fencing, patio area with raised beds and artificial grass area. Hot tub and sofa set available by separate negotiation. Gate providing side access. The property also comes with off street parking, both directly outside of the house and in a parking area around the corner from the house. The property is situated a short walk from the centre of town and its many facilities including King George V park with its revamped childrens playground, splashpad and dog run. The town has a new leisure centre with swimming pool, fitness centre and library. There are a range of shops, cafes, restaurants and supermarkets. There are a range of primary schools in the area including Shaw, River Mead, Aloeric and The Manor all within 1 mile of the house. Melksham Oak Secondary school is just under 2 miles away. Sports facilities in the area include football, rugby and cricket clubs along with water activities being offered on the river. Melksham also has great provision for other clubs including dance, gymnastics and martial arts. Beavers, Cubs, Scouts, Rainbows, Brownies and Guides also have groups in the town. The towns of Calne, Corsham, Trowbridge and Chippenham are a short distance away, with Chippenham having mainline rail services into London in around an hour. Melksham also has its own train station (sitting on the Swindon to Westbury line which

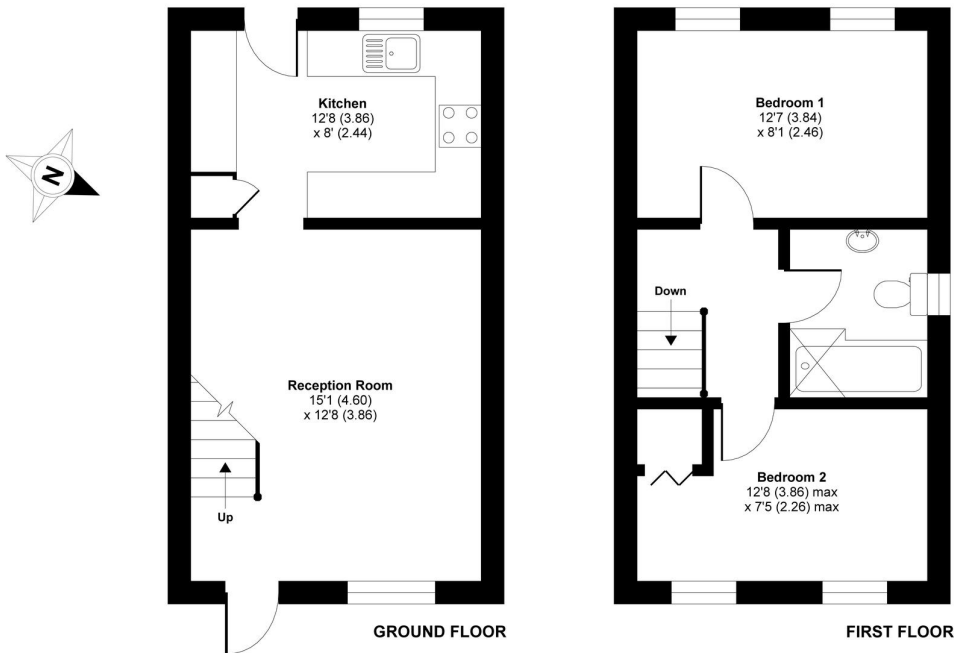




Weavers Crofts, Melksham, SN12

Approximate Area = 608 sq ft / 56.4 sq m

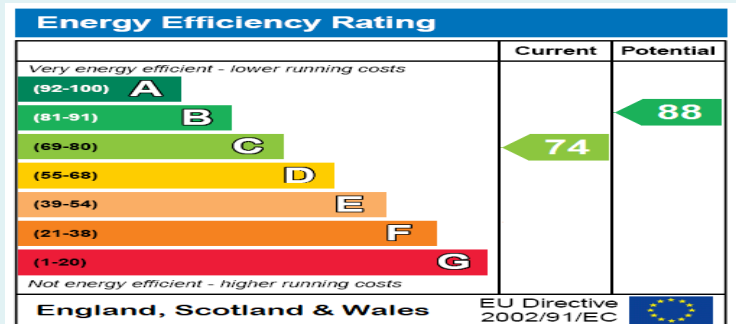
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Forest Lettings & Property Management. REF: 779884

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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