



Savernake Avenue, Melksham, Wiltshire

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Asking Price **£290,000 (Guide Price)**

 **CLARE
RICHTER**

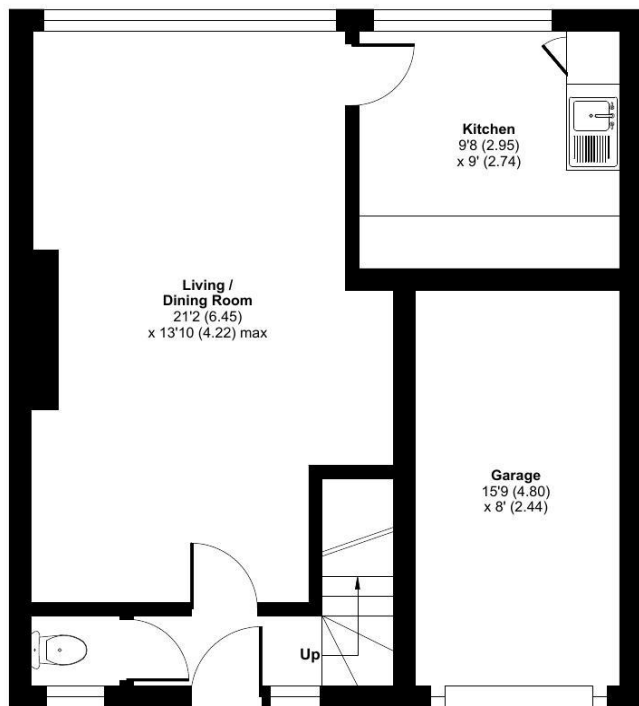
Clare Richter at Keller Williams presents a newly decorated three bedroom semi detached home within a popular residential area, perfect for both young families and downsizers.

Accommodation: UPVC front door opens onto a hallway with doors to the living room and wc, stairs to the first floor Living Room/Dining Room Large window to rear, radiator, door to kitchen Kitchen Range of base and wall units, space for electric oven, under counter fridge and freezer and washing machine. Sink with drainer and mixer tap, window and door over looking the rear garden Bedroom One Window to front, radiator Bedroom Two Window to rear, radiator Bedroom Three Larger than your average third bedroom, window to front, radiator Family Bathroom Part tiled with four piece suite comprising of WC, sink, bath and corner shower, window to rear Outside The enclosed rear garden is mostly laid to lawn, with a small patio area for al fresco dining. Single garage with up and over door. This would be a great space to incorporate into the house either as an additional reception room or to create a large kitchen/diner subject to necessary planning permissions.

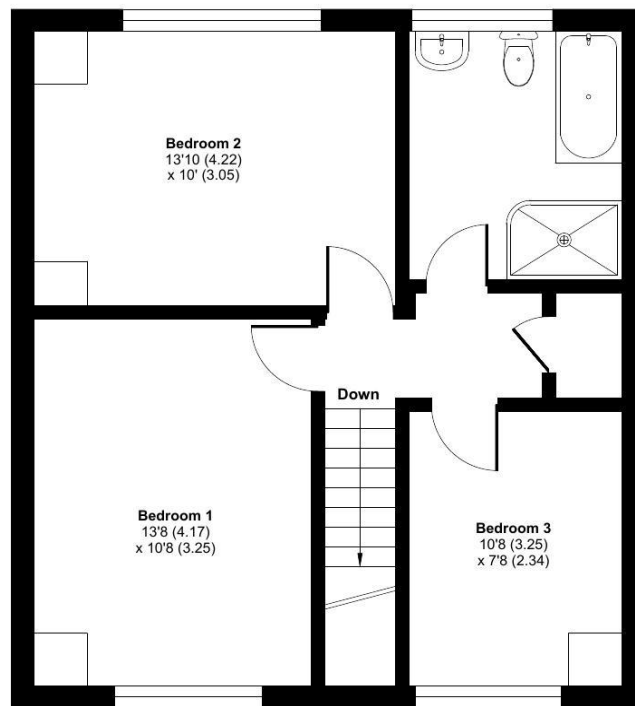
The property is situated around 1.5 miles from the centre of Melksham and its many facilities including King George V park with its revamped children's playground, splashpad and dog run. The town has a new leisure centre with swimming pool, fitness centre and library. There are a range of shops, cafes, restaurants and supermarkets. There are a range of Ofsted rated Good primary schools in the area including Forest and Sandridge, River Mead and The Manor all within a mile of the house. Melksham Oak Secondary school (rated good) is under 1.5 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 passes through Trowbridge and Chippenham.







GROUND FLOOR



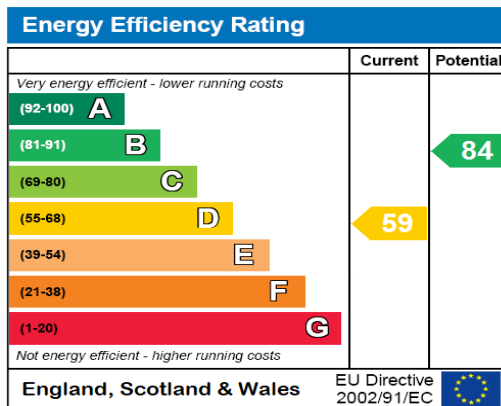
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Forest Lettings & Property Management. REF: 989370

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.



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