



Queensway, Melksham, Wiltshire

Freehold | Semi-Detached House | Lounge | Kitchen/Diner | Three Bedrooms | Garden |
Off Street Parking

Asking Price: £250,000 (Guide Price)

Queensway, Melksham, Wiltshire

DESCRIPTION

Clare Richter at Keller Williams presents a good-size three bedroom semi-detached property in Melksham which would be ideal as a first family home. The current owners started renovating the property but a change of circumstances leaving the new buyers the chance to complete the work to their own taste.

Accommodation: UPVC glazed front door opens onto a hallway with doors to the living room and kitchen/diner, stairs to the first floor. Living Room Large window to front. Kitchen/Diner Range of base and wall units, electric oven & hob, space for fridge/freezer and dishwasher. Sink with drainer and mixer tap, window and patio doors overlooking the rear garden. Connected Outhouse Containing power and light. The current owners use this as a utility space with their washing machine and tumble dryer plugged in but you could make this room into part of the house. Bedroom One Window to front, built in cupboard housing the boiler. Bedroom Two Window to rear. Bedroom Three Window to front, built in cupboard. Wet Room Part tiled with WC, sink, and shower, window to rear. Outside The enclosed rear garden is laid to lawn and has a patio area for al fresco dining. Front There is off road parking to the front which could be arranged to give enough parking for 4 cars. The property is situated under 1 mile 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 Aloeric all within a mile of the house. Melksham Oak Secondary school (rated good) is also under a mile 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.







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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		86
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

07494 173407

21 Philip Close, Melksham, SN12 7AP

clare.richter@kwuk.com