



Berryfield Park, Melksham, Wiltshire

Semi-Detached | Lounge | Kitchen/Diner | Three Bedrooms | Garden | Summerhouse & Garden Outhouse | Parking

Asking Price: £260,000 (Guide Price)

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DESCRIPTION

Clare Richter at Keller Williams is pleased to present this great family home, ideal for first time buyers, on the outskirts of Melksham but convenient for access into town and within walking distance of the canal and local amenities. Accommodation: Part glazed UPVC front door with part glazed side panel leading to a hallway with stairs to the first floor, storage cupboard, laminate flooring and radiator Lounge A light and spacious room due to the dual aspect windows, laminate flooring, radiator, gas fire (back boiler) Kitchen/Diner A range of base and wall units, space for electric oven, extraction hood, sink with mixer tap and drainer, space for dishwasher and washing machine, dual aspect windows, laminate flooring Conservatory First Floor Landing Window to rear, storage cupboard and loft access - part boarded Bedroom One Window to front, fitted wardrobe, radiator Bedroom Two Window to front, radiator Bedroom Three Window to rear, radiator Bathroom Window to rear, three piece suite with sink, wc and bath with electric shower, cupboard containing water heater Outside To the rear is a good size, enclosed, garden with decking leading off from the conservatory, patio area and artificial lawn. There is a summer house which is currently being used as a small workshop and has power and light along with a brick built outhouse that is currently being used as a bar but could be converted to an office. Location The property is situated in the village of Berryfield, just a short distance from the centre of Melksham and its many facilities including King George V park with its revamped children's playground, splashpad and dog run, swimming pool and fitness centre, library, range of shops, cafes and restaurants. Berryfield itself has a pub, children's playground and a new village hall. There are a range of primary schools in the area with the closest to the house being Aloeric and Bowerhill. Melksham Oak Secondary school is just over 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 Kennet and Avon Canal is close by for countryside walks and you can walk all the way to Devizes in one direction, Bradford on Avon in the other. 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.

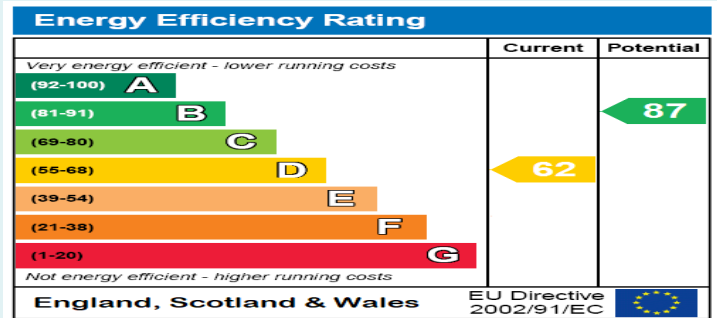






Energy Performance Certificate

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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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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