



Frane Lea Park, Melksham, Wiltshire

Chain Free | Bungalow | Three Reception Spaces | Kitchen | One Bedroom | Two
Courtyard Gardens | Allocated Parking | Council Tax Band C

Asking Price: £220,000 (Guide Price)

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DESCRIPTION

Accommodation:

UPVC door opens into a small hallway area and then leads into the living room

Living Room

Double aspect room with window to front and sliding patio doors out onto the side courtyard, radiator, electric fire with wooden surround

Inner Hallway

With large storage cupboard, loft access and doors to remaining rooms

Dining Room

French doors out onto the rear courtyard, radiator, opening to the kitchen

Kitchen

Comprising of a range of base and wall units, oven, hob, space for fridge/freezer, washing machine and dishwasher. Window overlooking the rear courtyard. Oil boiler replaced in 2021.

Sun Room

Sliding patio doors to side courtyard, radiator

Bedroom

Window to rear, radiator, fitted wardrobe

Bathroom

Window to side, fully tiled with three piece suite comprising of WC, sink and bath with shower.

Outside

The property has two enclosed courtyard gardens which are laid to patio. The rear courtyard has a raised bed, shed/summer house and the oil tank. Allocated parking (one space) is to the front of the development along with visitor parking spaces.

There are local amenities within walking distance of the bungalow including a pub, fish and chip shop, laundrette and a Co-op. The property is situated just over a mile from the centre of Melksham and its many facilities including King George V park, Community Campus with swimming pool, fitness centre and library. There are also a range of shops, cafes, restaurants and supermarkets.

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, on the Swindon to Westbury line which passes through Trowbridge and Chippenham.

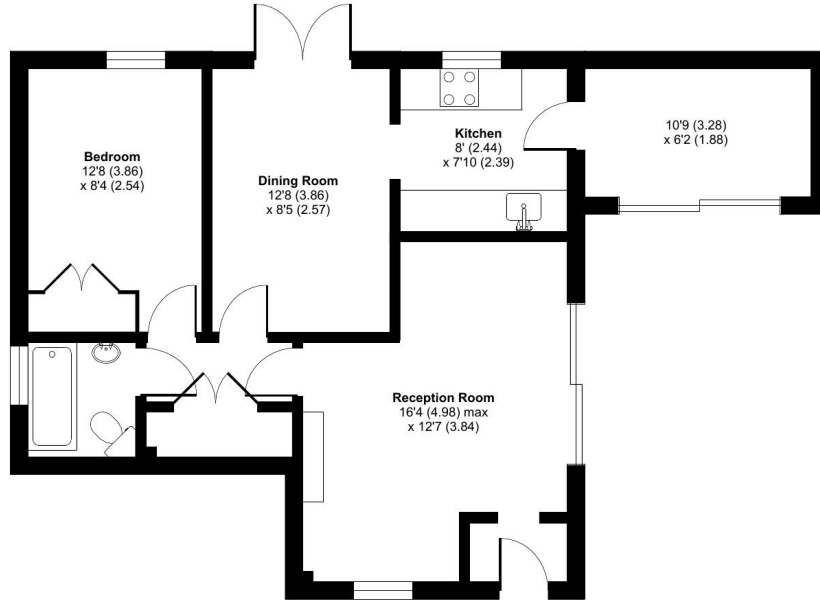




Frane Lea Park, Melksham, SN12

Approximate Area = 630 sq ft / 58.5 sq m

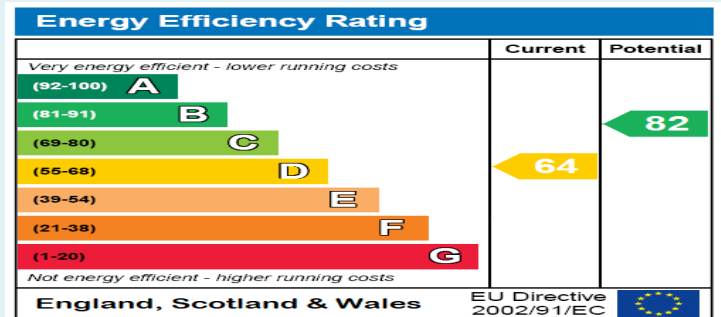
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Forest Lettings & Property Management. REF: 1062089

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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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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