



Methuen Avenue, Melksham, Wiltshire

Chain Free! | Freehold | Living Room | Kitchen | Three Bedrooms | Bathroom & Separate WC | Garden | Parking

Asking Price: £250,000 (Guide Price)

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DESCRIPTION

Clare Richter at Keller Williams is pleased to present this light filled three bedroom semi-detached property in the popular Forest Area of Melksham overlooking a play area and open fields to the rear. Accommodation: UPVC front door with glazed side panel opens onto a hallway with door to the living room and stairs to the first floor, laminate flooring Living Room Dual aspect room with windows to front and rear, laminate flooring, radiator Kitchen Range of base and wall units, sink with mixer tap & drainer, electric hob & oven, space for washing machine and fridge/freezer, under stairs cupboard, radiator, storage cupboard containing meters, part glazed door to side, window overlooking the garden Landing Bedroom One Window to front, laminate flooring, radiator Bedroom Two Window to rear, laminate flooring, radiator Bedroom Three Dual aspect room with windows to front and side, laminate flooring, radiator Bathroom With bath, electric shower and shower screen, sink, window to rear Separate WC Outside The enclosed rear garden is laid to lawn and patio . There is off road parking to the front of the property. The property is situated around a 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 is a play area directly behind the house and Forest community centre and football field just at the end of the road. There are a range of primary schools in the area including Forest and Sandridge (rated good) and River Mead (rated good) both around 1 mile from the house. Melksham Oak Secondary school (rated good) is 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 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			
(55-68) D		70	85
(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.

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