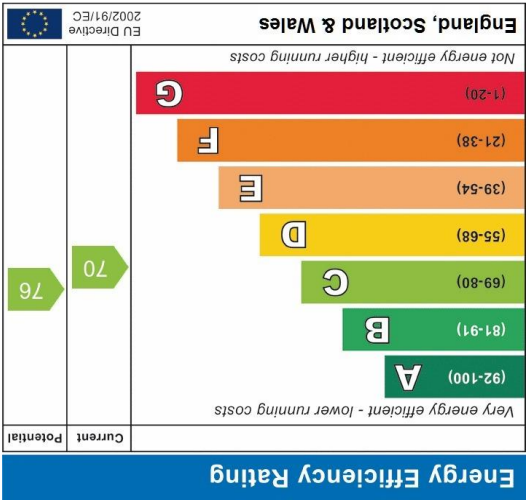


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Schematic Diagram only - Not to scale
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Kavanaghs

7 Bowmans Court,
Melksham, Wiltshire
SN12 7FE
£209,999

- No Chain
- Semi Detached Home
- Three Bedrooms
- Downstairs Cloakroom
- Garage and Driveway
- Kitchen/Breakfast Room
- South Facing rear Garden
- EPC Rating: C



SITUATION:

Bowmans Court is a popular cul-de-sac located on the Lacock side of town. Local shops and primary schools are close by with the town centre being approximately one mile away, where facilities include a range of retail and commercial outlets, supermarkets, library and swimming pool/fitness centre. Neighbouring towns include Trowbridge, Devizes, Bradford on Avon, Calne and Chippenham with the latter having the benefit of mainline rail services and access to the M4 at junction 17. The world heritage city of Bath lies some 12 miles away.

DIRECTIONS:

From the town centre turn right into Lowbourne, passing the park on your left. At the double mini roundabout turn left into Forest Road and continue along taking the second turning on the left into Awdry Avenue. Turn left into Bowmans Court where the property can be found on the left hand side.

DESCRIPTION:

Built by Newland Homes in 2002 this semi detached house has attractive elevations of reconstructed stone beneath a tiled roof. The property is well presented and benefits from Upvc double glazed windows throughout, gas fired central heating, garage, and driveway parking An early inspection to view is highly recommended.

ENTRANCE HALL:

With half glazed front door, radiator, stairs to first floor, doors to:-

CLOAKROOM:

With Upvc double glazed window, white suite comprises:- low flush w.c., pedestal wash hand basin with tiled splash back, radiator.

LOUNGE:

14' 06" x 12' 10" (under stairs) (4.42m x 3.91m) With Upvc double glazed window to front and side, two radiators, television point, door to:-

KITCHEN/DINER:

12' 09" x 8' 0" (3.89m x 2.44m) With Upvc double glazed window to rear, sliding patio doors opening into garden, attractive range of fitted base and wall units incorporating built in four ring gas hob with oven under and extractor hood over, stainless steel single drainer sink unit with mixer tap and cupboard under, integral fridge and freezer, plumbing for automatic washing machine, radiator, wall mounted Worcester gas boiler supply central heating and domestic hot water, (not tested).

FIRST FLOOR:

LANDING:

With Upvc double glazed window to front, airing cupboard with electric heater, stairs to second floor, radiator, doors to:-

BEDROOM TWO:

12' 09" max x 8' 06" (3.89m x 2.59m) With Upvc double glazed window to rear, radiator.

BEDROOM THREE:

7' 10" x 6' 07" (2.39m x 2.01m) With Upvc double glazed window to front, radiator.

BATHROOM:

With Upvc double glazed window to side, modern white bathroom suite comprises:- bath with shower attachment to taps, glass screen, pedestal wash hand basin, low flush W.C., half tiled walls, extractor fan, radiator, recess ceiling lighting.

SECOND FLOOR:

BEDROOM ONE:

13' 10" x 9' 08" (4.22m x 2.95m) With two velux windows, radiator, under eaves storage.

OUTSIDE:

GARDENS:

To the front and side the garden is mainly lawn and a pathway gives access. To the rear an enclosed south facing garden, mainly again laid to lawn, fully enclosed with gateway access.

GARAGE:

With up and over door, power and lighting. A private driveway to the front with parking for a vehicle.

TENURE:

Freehold with vacant possession on completion.

SERVICES:

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired boiler (not tested).

COUNCIL TAX:

The property is in Band C with the amount payable for 2019/20 being £1681.02

CODE: 9850 11/02/19

To arrange a viewing please call 01225 706860 or email residentialsales@kavanaghs.co.uk.

