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IMPORTANT NOTICE

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



**Kavanaghs**

87 Forest Road,  
Melksham, Wiltshire. SN12 7AB

£189,950 **Draft**

- Terraced House
- Three Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Bathroom
- Gas Central Heating
- Garage and Garden
- EPC: D (61)





**SITUATION:**

The centre of Melksham with its range of amenities including swimming pool/fitness centre, library and bus services to surrounding towns lies about a mile away. Neighbouring towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of mainline rail services whilst the Georgian city of Bath lies some 12 miles distant. Access to the M4 at junction is 3 miles north of Chippenham.

**DESCRIPTION:**

Kavanaghs are most pleased to offer this older style terraced home located on the ever popular Forest Road, being on the Calne side of the town. The property has good sized accommodation arranged over two floors and benefits from double glazing and gas fired central heating. Viewing is highly recommended to fully appreciate all this property has to offer.

**DIRECTIONS:**

From the centre of Melksham turn right into Lowbourn, go past the park and at the double mini roundabout turn left into Forest Road. Carry on down the hill and the property can be found on the left hand side.

**ENTRANCE HALL:**

With double glazed front door, laminate floor, radiator and built in cupboard.

**LOUNGE/DINING ROOM:**

23' 4" x 10' 9" (7.11m x 3.28m) With attractive Victorian style fire surround, double glazed window to front, radiator, laminate floor and tv point.

**KITCHEN/BREAKFAST ROOM:**

13' 9" x 11' (4.19m x 3.35m) Being well fitted with a range of wall and floor cupboards, work surfaces, stainless steel sink drainer, cooker hood, tiled surrounds, radiator, plumbing for washing machine, tiled floor, double glazed window and door to rear garden.

**BATHROOM:**

Fully tiled with white suite comprising panelled bath with shower spray over, wash hand basin, low level wc., radiator, and extractor fan.

**FIRST FLOOR:**

**LANDING:**

With loft access.

**BEDROOM ONE:**

14' x 10' 10" (4.27m x 3.3m) With this double glazed windows to front, radiator & cupboard, range of fitted wardrobes and chest of drawers.

**BEDROOM TWO:**

12' x 8' 6" (3.66m x 2.59m) With double glazed window to rear and radiator.

**BEDROOM THREE:**

8' 9" x 7' 7" (2.67m x 2.31m) With double glazed window to rear and radiator.

**OUTSIDE:**

**GARDEN:**

To the front of the property is a gravel area whilst to the rear the garden is enclosed by timber fencing with an area of lawn, paved patio, timber summerhouse and pathway leading to the

**GARAGE:**

18' x 9' 9" (5.49m x 2.97m) With up and over door and door to side.

**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 B with the amount payable for 2019/20 being £1470.88

**CODE: 10010 15.11.19**

**TO ARRANGE A VIEWING PLEASE CALL 01225 706860 OR EMAIL**

**residentialsales@kavanaghs.co.uk**

