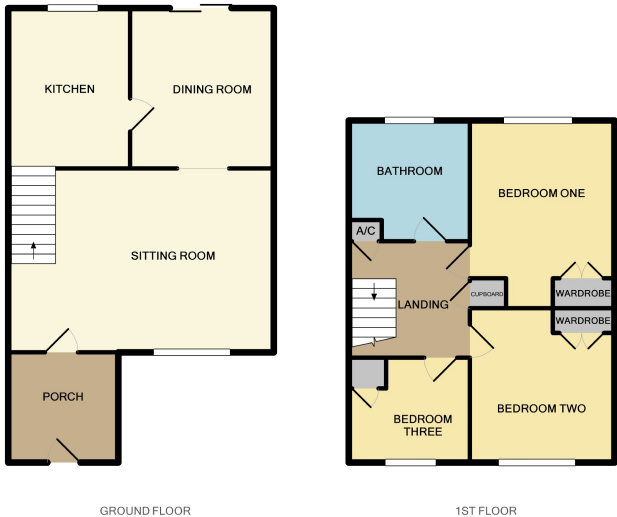


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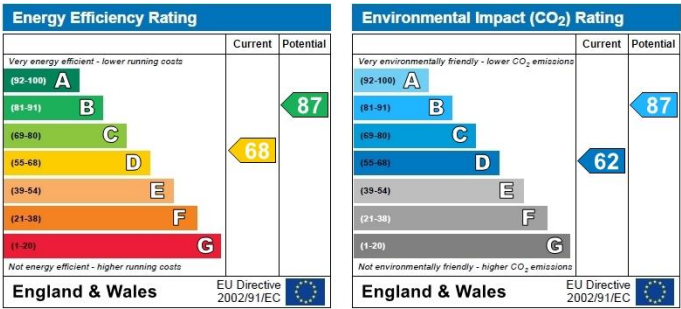


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mills Road £190,000

- No Chain
- Three Bedrooms
- Entrance Porch
- Sitting Room, Dining Room
- Fitted Kitchen, Bathroom
- Front & Enclosed Rear Gardens
- Garage In A Block
- Double Glazing & Gas Heating
- Ideal First Time Purchase
- Ideal Investment



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give a representation or warranty in respect of the property. Floor plan measurements and distances are approximate only and should not be relied upon. We have not carried out a detailed survey nor tested the services, appliances or specific fittings.

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Mills Road

Melksham SN12 7DT

Lock and Key independent estate agents are pleased to offer this very well presented three bed terraced property situated in a cul-de-sac on the eastern side of town. Based on two floors the accommodation comprises, an entrance porch, sitting room, dining room and fitted kitchen. On the first floor there are three bedrooms and a smart bathroom. Additional features include double glazing and gas heating. Externally there are front and enclosed rear gardens. A garage can be found located within a block close by. Ideal purchase for the First Time Buyer or Investor. No Chain.

Situation

With convenient access to the town centre of Melksham, the property is situated within a short distance of a local Co-Op store for the everyday needs, for a further range of amenities the town of Melksham is within a short distance with its shopping, recreational and educational facilities. The property is well situated for access to the neighbouring towns of Calne, Devizes, Corsham, Trowbridge and Chippenham with the latter hosting a mainline rail station with links to London (Paddington), a little further north can be found junction 17 providing access to the M4 corridor.

Accommodation

Front door opening to:

Entrance Porch

Obscure double glazed pane to front and side, further double glazed door opening to:

Sitting Room

5.23m x 3.51m (17'02" x 11'06")

Double glazed window to front, stairs to first floor, radiator, door to:

Dining Room

3.45m x 2.51m (11'04" x 8'03")

Double glazed patio doors opening to the garden, radiator, opening to:

Kitchen

3.45m max x 2.59m (11'04" max x 8'06")

Double glazed window to rear. A range of wall and base units and drawers with work surface and matching up stands, one and a half bowl sink inset with mixer tap, inset electric hob with oven below and extractor above, space and plumbing for automatic washing machine and dish washer, built-in pantry cupboard, radiator.

First Floor Landing

Access to loft space , built- in airing cupboard housing hot water tank and further built-in cupboard housing gas boiler, doors to all rooms.

Bedroom One

2.97m x 2.92m to frt w/robes (9'09" x 9'07" to frt w/ robes)

Double glazed window, built-in double wardrobe, radiator.

Bedroom Two

3.53m x 2.72m (11'07" x 8'11")

Double glazed window to front, built-in double wardrobe, radiator.

Bedroom Three

2.62m max x 2.41m max (8'07" max x 7'11" max)

Double glazed window to front, built-in cupboard, radiator.

Bathroom

Obscure double glazed window to rear. A white suite comprising a panelled bath with a shower over, low level W.C, pedestal wash hand basin, tiled walls.

Externally

To the front there is a pathway to the front door with shingle areas to either side with shrubs inset.

Garage

A single garage can be found close by located within a block.

Rear Garden

The enclosed rear garden is laid mainly to lawn and a patio area, timber garden shed.

Directions

From the agents office proceed to the High street and turn right, continue to the roundabout and take the first exit into Spa Road, continue along this road, then turn left into Queensway. Continue past the school and turn right into Blackmore Road, then take the second turning right into Mills Road where the property can be found on the right hand side identified by our Lock & Key For Sale board.