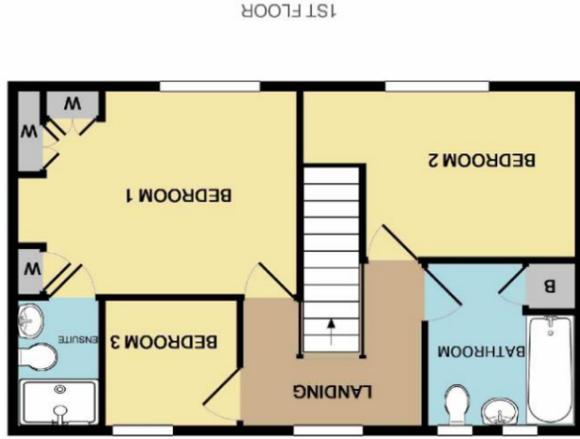
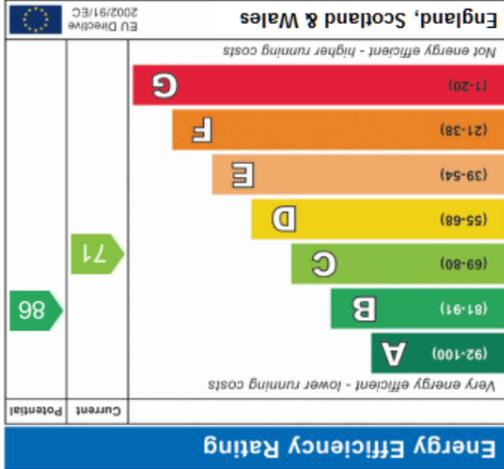


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Schematic Diagram only - Not to scale
Made with Metropix ©2019



- Well Presented Home
- Three Bedrooms - EnSuite
- Open Views
- Gas Central Heating
- Good Parking
- Enclosed Garden
- Upvc Double Glazing
- EPC: C (71)



SITUATION:

Occupying a very pleasant position over looking the allotments and open countryside. Methuen Avenue is an established residential area located towards the outskirts of town with local amenities including a junior school and convenience shop. The town centre is about 1 mile away. Neighbouring towns include Trowbridge, Bradford on Avon, Devizes and Chippenham with the latter offering a main line rail station and access to the M4 at Junction 17. The city of Bath lies some 12 miles distance.

DESCRIPTION:

A very well presented three bedroom terrace house built in the 1950s with rendered elevation beneath a tiled roof. The accommodation is arranged over two floors and benefits from gas fired central heating and replacement double glazing. An early inspection to view is advised to fully appreciate all this property has to offer.

LANDING:

With double glazed window to rear, loft access.

BEDROOM ONE:

14' 0" x 9' 9" (4.27m x 2.97m) Double glazed window to front, extensive range of built in wardrobes, cupboards and dressing table unit, radiator.

ENSUITE:

Fully tiled shower cubicle, sani flow WC, wash basin, shaver point, extractor fan and radiator.

BEDROOM TWO:

13' 8" x 8' 3" (4.17m x 2.51m) Double glazed window to front, radiator.

BEDROOM THREE:

6' 7" x 6' 4" (2.01m x 1.93m) Double glazed window to rear, radiator.

DIRECTIONS:

From the junction of High Street and Bank Street in the centre of Melksham proceed into Lowbourne A3102 road to Calne and at the roundabout, turn left into Forest Road. Continue along and take the third turning left into Littlejohn Avenue then turn into Methuen Avenue where the property will be found on your right hand side.

ENTRANCE HALL:

Double glazed front door, radiator, tiled floor.

LOUNGE:

16' 2" x 10' 4" (4.93m x 3.15m) Double glazed window to front and rear, gas living flame fire, radiator and laminate floor.

DINING ROOM:

10' 4" x 8' 8" (3.15m x 2.64m) Double glazed window to front, radiator, coved ceiling and tiled floor.

BATHROOM:

7' 9" x 7' 4" (2.36m x 2.24m) White suite comprises panelled bath with full height tiles and electric shower over, vanity basin with cupboards below, low level WC, radiator, 2 double glazed windows to rear, airing cupboard housing the Worcester gas fire central heating boiler. (not tested)

OUTSIDE:

To the front of the property is a large concrete area with parking for several cars and enclosed by a low wall.

To the rear the garden is enclosed by a mature hedge with laid to lawn including mature shrubs & trees, small gravel area, two garden sheds, playhouse and outside tap.

STUDY AREA:

6' 10" x 5' 8" (2.08m x 1.73m) Double glazed french doors to garden, radiator and tiled floor.

CLOAKROOM:

White suite with low level WC, wash basin, radiator, extractor fan and under stairs storage cupboard.

KITCHEN:

16' 3" x 5' 0" (4.95m x 1.52m) Well fitted with wall and floor cupboards, work surfaces, single drainer enamel sink unit, tiled surrounds, plumbing for washing machine and dishwasher, cooker point, double glazed windows to front and rear, coved ceiling and tiled floor.

SERVICES:

Main services electricity, water and drainage are connected.

COUNCIL TAX:

The property is a Band B with the amount payable for 2019/20 being £1470.88

CODE: 10023 11/09/2019

TO ARRANGE A VIEWING:

Please call 01225 706 860 or email residentialsales@kavanaghs.co.uk

