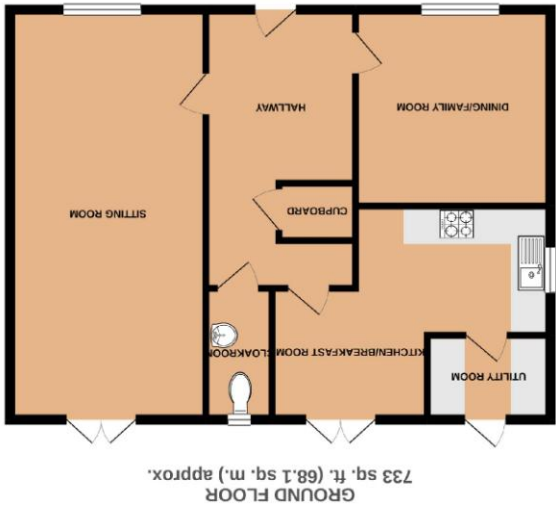
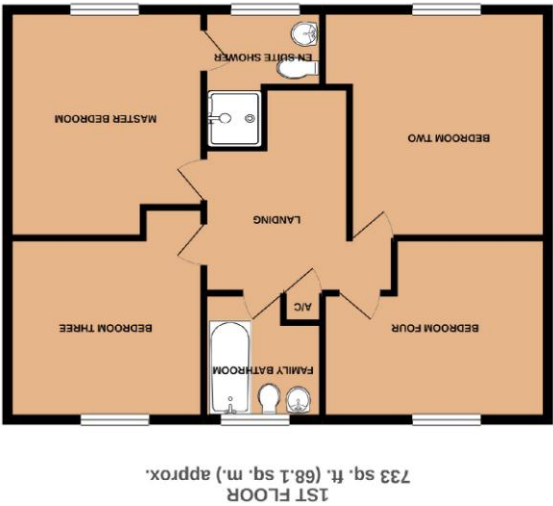
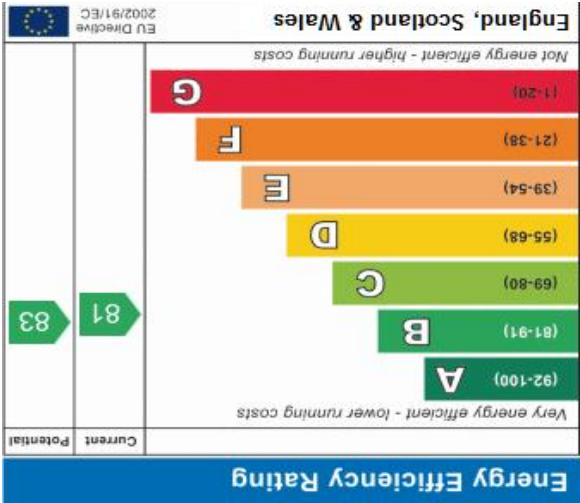


1. These particulars are made without responsibility on the part of Kavanagh or the Vendor. 2. All statements contained in these particulars are made without responsibility on the part of Kavanagh or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give any representation or warranty nor any person in their employment has the authority to make or give any representation or warranty of the appliances, services or equipment. Prospective purchasers must therefore satisfy themselves as to the working order of such and the structural condition of the property. 7. All dimensions, areas or distances referred to are given as an approximate guide only and are not precise. Prospective purchasers must rely on their own enquiries. 8. No warranty or representation is given to the title of the property or the existence or planning permission, building regulation approval or other statutory or regulatory permission. Any reference to such is made in good faith. Purchasers should instruct their solicitor to make appropriate enquiries regarding these matters. 9. If there are any points of clarification, Kavanagh have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.

IMPORTANT NOTICE



These every attempt has been made to ensure the accuracy of the layout, dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. 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. Made with Microplot ©2020



Kavanagh

31 Goldfinch Road
Melksham, SN12 7FL

£323,000 DRAFT

- Detached House

• Built in 2010

• Four Bedrooms

• Bathroom with En-suite
- Well Maintained Garden

• Cul De Sac Position

• Garage & Parking

• EPC: B (81)



SITUATION:

Set on the Calne side of town with local amenities within convenient reach. The centre of Melksham with its range of amenities including swimming pool/fitness centre, library and bus services to surrounding towns lies about 2 miles 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 with its many facilities lies some 12 miles distant. Access to the M4 at junction 17 is 3 miles north of Chippenham.

DESCRIPTION:

A very pleasant double fronted detached family home. Built in 2010 by Charles Church, with rendered and brick elevations beneath a tiled roof. The well planned accommodation is arranged over two floors and is benefitting from gas fired central heating, UPVC double glazed, landscaped gardens and solar panels which are owned by the vendor. Viewing is essential to fully appreciate this lovely home.

DIRECTIONS:

From the centre of Melksham follow out towards Calne on the Sandridge Road, passing straight over at the two mini roundabouts, continue on to the next roundabout bear right, right again at the next roundabout and Goldfinch Road will be found on the left hand side.

ACCOMODATION:

ENTRANCE HALL:

With split level stair case to first floor, radiator, tiled floor and understairs storage cupboard.

CLOAKROOM:

With upvc double glazed window to rear, white suite with low level WC, wash hand basin, tiled splash back, radiator, tiled floor and extractor fan.

SITTING ROOM:

21' 6" x 11' 3" (6.55m x 3.43m) With upvc double glazed window to front and upvc double glazed french doors to rear and two radiators.

DINING ROOM/FAMILY ROOM:

11' 4" x 11' 3" (3.45m x 3.43m) With upvc double glazed window to front and radiator.

KITCHEN/BREAKFAST ROOM:

15' 11 max" x 14' 8 max" (4.85m x 4.47m) With upvc double glazed window to side and upvc double glazed french doors to rear, an attractive range of fitted wall and floor units, work surfaces, one and a half bowl inset stainless steel sink unit, four ring induction hob with built in double oven, stainless steel extractor hood, plumbing for dishwasher, water softener, space for fridge and freezer, door to:-

UTILITY ROOM:

7' 6" x 5' 0" (2.29m x 1.52m) With upvc half glazed door to garden, fitted floor and wall units, work surfaces, stainless steel sink drainer, plumbing for washing machine, space for tumble dryer and wall mounted central heating gas fired boiler (not tested).

FIRST FLOOR:

LANDING:

With access to loft space having a retractable ladder, airing cupboard housing the hot water cylinder with insulated tank.

BEDROOM ONE:

11' 8" x 11' plus recess With upvc double glazed window to front, double built in wardrobe and radiator.

EN-SUITE:

With upvc double glazed window to front, white suite comprising double shower cubicle, wash hand basin with tiled splashback, low level WC, shaver point, extractor fan and radiator.

BEDROOM TWO:

11' 7" x 11' 3 plus recess" (3.53m x 3.43m) With upvc double glazed window to front and radiator.

BEDROOM THREE:

12' 9" x 9' 6 max" (3.89m x 2.9m) With upvc double glazed window to rear and radiator.

BEDROOM FOUR:

10' 9" x 7' 3 plus recess" (3.28m x 2.21m) With upvc double glazed window to rear and radiator.

FAMILY BATHROOM:

With upvc double glazed window to rear, modern white suite comprising of panelled bath with shower attachment over, pedestal wash hand basin, low level WC, radiator and extractor fan.

OUTSIDE:

There is a driveway to the side of the property providing an additional parking space leaving to the single garage with up and over door, personnel door light and power points.

GARDEN:

The property enjoys the benefit of a very pleasant enclosed and private rear garden consisting of paved patio, area of lawn, well stocked flower and shrub borders, timber shed, seating area and side entrance.

SOLAR PANELS:

The property enjoys the benefit of solar panels which were purchased by the vendors and will be transferred to the new buyer.

SERVICES:

Mains services of gas, electric and water are connected. Central heating is from the gas fired boiler which has not been tested.

TENURE:

Freehold with vacant possession upon completion.

COUNCIL TAX:

The property is a Band E with the amount payable for 2019/20 being £2,311.40.

CODE: 10190 08/01/2019

AGENTS NOTE:

Annual service charge approx. £130.00

TO ARRANGE A VIEWING:

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

