

SERVICES

Mains water, electricity, gas and drainage are connected. Telephone point at present installed.

TENURE

The property is understood to be Freehold with Vacant Possession being given upon legal completion.

LOCAL AUTHORITY

Wiltshire Council, Bythesea Road, Trowbridge, BA14 8JN. Telephone 0300 456 0100

COUNCIL TAX

Band 'B'

VIEWING:

By previous appointment through the Selling Agents

DIRECTIONS

From the centre of town, proceed into Lowbourn (A3102 as signposted to Calne) and at the mini roundabout bear right into Sandridge Road. Turn right at the Co-op supermarket into Blackmore Road and then left into Ingram Road. Turn right into Foresters Park Road and then first right into Malvern Close, continuing in and bearing left where the property will then be found tucked away in the left hand corner and as indicated by the JAYSON KENT For Sale board.

NOTE

For clarification, prospective purchasers are informed that these sales particulars have been prepared as a general guide only. A detailed survey of the property has not been carried out nor have the services, appliances or specific fittings been tested. Potential purchasers are warned that they must satisfy themselves with regard to the efficiency and working of any such system or appliance and any mention within these sales particulars does not imply any responsibility on the part of the selling agent. Room sizes which are taken between internal walls and therefore can include cupboards and shelving etc., are approximate and should not be relied upon for carpets or furnishings. It should be noted that photographs may have been taken with the aid of a wide angle lens.

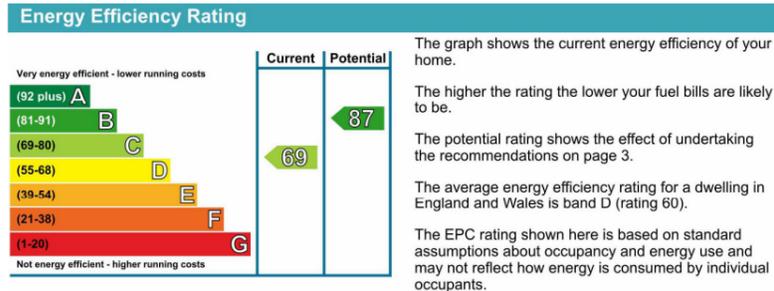
Approx. Area 875.10 Sq.Ft - 81.30 Sq.M



Ground Floor

First Floor

For illustrative purposes only. Not to scale. Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Floor plan produced by Energy Plus.



Gateway House, 8 Bath Road, Melksham, Wiltshire, SN12 6LP
Telephone: 01225 707798
websites: www.rightmove.co.uk
www.jaysonkent.co.uk



33 Malvern Close, Melksham, Wiltshire

33 Malvern Close, Melksham, Wiltshire, SN12 7RR

Tucked away with no passing traffic in the corner of a cul-de-sac on the Calne side of the town and having the benefit of a south facing garden with access to the garage

- ◆ Entrance lobby
- ◆ Lounge/dining room
- ◆ Fitted kitchen/breakfast room with appliances
- ◆ Double glazed conservatory
- ◆ Three bedrooms
- ◆ Bathroom with shower over the bath
- ◆ Gas central heating
- ◆ uPVC double glazing
- ◆ Garage with parking in front
- ◆ Fully enclosed south facing rear garden

Price **£192,950**
to include carpets as fitted

Tucked away with no passing traffic in the corner of a cul-de-sac in an established residential area on the Calne side of the town, the property lies just over one mile from the town centre where the range of facilities available include library, swimming pool/fitness centre and range of shops and supermarkets including *Waitrose* and *Sainsburys* whilst more local amenities considered to be within easy reach include a Co-op supermarket and a petrol filling station/shop whilst bus services are available in nearby Blackmore Road.

Neighbouring towns include Devizes, Corsham, Calne, Bradford on Avon, Trowbridge and Chippenham with the latter offering main line rail services to London Paddington whilst regional services are also available from Trowbridge and Bradford-on-Avon.

The City of Bath with its many facilities lies some fourteen miles distant whilst access to the M4 at junction 17 lies three miles north of Chippenham.

THIS END TERRACED HOUSE having brick elevations under a tiled roof has the benefit of gas central heating to radiators and uPVC double glazed doors and has the advantage of a double glazed conservatory.

Externally there is a garage with parking in front together a fully enclosed and south facing rear garden providing direct access to the rear of the garage.

The following accommodation is afforded:-

GROUND FLOOR

ENTRANCE LOBBY

with uPVC double glazed entrance door and side panel, meter cupboard, wood effect vinyl flooring and door to ...

LOUNGE/DINING ROOM

17'9 x 14'0 (5.44m x 4.30m) with uPVC double glazed window to the front, double radiator, coved ceiling, TV aerial socket, Sky connection, and door to

FITTED KITCHEN/DINING ROOM

14'0 x 8'2 (4.30m x 2.52m) with range of units comprising one and a half bowl inset single drainer stainless steel inset sink unit with mixer tap, and cupboard under, fitted food/broom cupboard, fitted drawers and cupboards with work surfaces over set within tiled surrounds and with **integrated dishwasher and electric fan assisted oven with ceramic hob over and stainless steel chimney style extractor hood over.** Plumbing for washing machine, space for fridge/freezer, coved ceiling, two ceiling recessed spotlights, wall mounted Worcester gas fired boiler supplying central heating and hot water, oak strip flooring, uPVC double glazed window onto the conservatory and half glazed door also into the

DOUBLE GLAZED CONSERVATORY

10'6 x 9'6 (3.25m x 2.94m) of brick and uPVC double glazed construction under a polycarbonate translucent roof and with laminate flooring and door onto the rear garden.

FIRST FLOOR

LANDING

with coved ceiling, cupboard with slatted shelving and access by means of retractable ladder to insulated and boarded loft space with light connected.

BEDROOM ONE

14'0 x 8'9 (4.30m x 2.71m) with uPVC double glazed window to the rear, dimmer switch, coved ceiling, radiator and built in units providing two double wardrobes with television shelf alongside.

BEDROOM TWO

10'2 x 7'8 (3.14m x 2.36m) with uPVC double glazed window to the rear, radiator, dimmer switch and coved ceiling.

BEDROOM THREE

7'6 x 5'10 (2.31m x 1.78m) with uPVC double glazed window to the rear, radiator, coved ceiling and dimmer switch.

WELL APPOINTED BATHROOM

having a white suite comprising panelled bath with thermostatic shower over and glazed folding shower screen, wash basin with cupboards under, and low level w.c. set within fully tiled surrounds and with extractor fan, chrome finish ladder style radiator/towel rail, vinyl flooring, large, mirror fronted bathroom cabinet and uPVC double glazed window to the side.



OUTSIDE

SINGLE GARAGE

Immediately to the rear with light and power connected, pedestrian door from the rear garden, an 'up and over' door to the front and space at the front for parking a further car.

THE GARDENS

to the front are approached over a concrete pathway with lawn either side and an outside light whilst a gate to the side leads into the rear garden which completely enclosed by close fencing and enjoying a southerly aspect, has a timber built GARDEN SHED, paved patio and pathways, lawn, ornamental shrubs and a cold water tap. There is also a pedestrian gate leading to the front of the garage.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

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