



# 1 Roundpond, Melksham Wiltshire SN12 8DH

Updated in recent years including the formation of a well appointed shower room on the first floor, an olderstyle end terraced home considered to be ideally located for easy access to the roads to both Bath and Chippenham

- ◆ Entrance hall
- ◆ Living room
- ◆ Dining room
- ◆ Kitchen
- ◆ Utility room
- ◆ Bathroom
- ◆ Three good sized bedrooms
- ◆ Well appointed shower room
- ◆ Gas fired central heating
- ◆ uPVC double glazing
- ◆ uPVC soffits and fascias
- ◆ Off road parking for 3 cars
- ◆ Low maintenance, fully enclosed garden

**Price**                      **£229,950**  
To include carpets as fitted

Located overlooking an open green area and considered to be ideally situated for access to the roads to both Bath and Chippenham, the property lies a short distance from a range of amenities in nearby Beanacre Road which include 'take away' food outlets, Chinese restaurant, 'convenience' store and supermarkets whilst the centre of Melksham with its range of facilities including library and swimming pool/fitness centre etc. lies about one mile distant.

Melksham railway station with it's improved services is also a short distance away.

Neighbouring towns include Devizes, Corsham, Calne, Bradford on Avon, Trowbridge and Chippenham with the latter offering main line rail services to London Paddington whilst the city of Bath with its many facilities lies some fourteen miles distant, Access to the M4 at junction 17 lies three miles north of Chippenham.

**THIS OLDER STYLE END TERRACED HOUSE** having brick elevations under a tiled roof, has the benefit of gas central heating and uPVC replacement double glazing with works in recent years including the re-furbishment of the kitchen, the replacement of the majority of the ceilings, the replacement of the central heating boiler, the fitting of uPVC soffits and fascias and complete new close board fencing whilst more recent improvements include the formation of a well appointed shower room on the first floor.

With off road parking for 3 cars and featuring three good sized bedrooms, the property offers the following:-

## GROUND FLOOR

### ENTRANCE HALL

with uPVC coated entrance door with double glazed insert, radiator, smoke detector, laminate flooring, staircase to the first floor and door to ....

### DINING ROOM

11'7 x 10'0 (3.58m x 3.08m) with uPVC double glazed window to the front, double radiator, *Cable* connection, and archway to ....

### LIVING ROOM

13'3 x 12'1 (4.08m x 3.73m) having a dual aspect with uPVC double glazed windows to the side and rear, double radiator, TV point, point for telephone, coved ceiling and log effect 'living flame' open gas fire producing a 'panoramic' effect to the rear and set within a cream marble surround. Door to ...

### KITCHEN

11'2 x 8'11 (3.45m x 2.76m) re-furbished in recent years and having a range of units comprising a one and a half bowl single drainer stainless steel sink unit with mixer tap, and cupboard under, fitted drawers and cupboards with work surfaces set within tiled surrounds with eye level cupboards above having concealed lighting under, and **with stainless steel finish chimney style extractor hood**. Electric cooker control panel, *Vusta* heavy duty vinyl flooring, spacious walk in under stairs cupboard, door to bathroom, and window and half glazed door onto ...

### UTILITY ROOM

11'10 x 5'5 (3.66m x 1.68m) with double radiator, *Vusta* heavy duty vinyl flooring, plumbing for washing machine, vent for tumble dryer, *Worcester*

gas fired combination boiler (new in 2012) supplying central heating and hot water, two double glazed windows to the side and uPVC double glazed door to garden.

## BATHROOM

9'2 x 4'5 plus recess (2.84m x 1.37m) having a white suite comprising panelled bath with mixer/shower attachment set within a fully tiled surround and with folding shower screen, pedestal wash basin and low level w.c. together with radiator, extractor fan, two recessed down lighters, vinyl flooring and uPVC double glazed window to the side.

## FIRST FLOOR

### LANDING

with access to insulated roof space and smoke detector.

### BEDROOM ONE

15'0 x 10'2 (4.60m x 3.14m) with porthole style window and uPVC double glazed window to the front, cast iron fireplace, double radiator and *Cable* connection.

### BEDROOM TWO

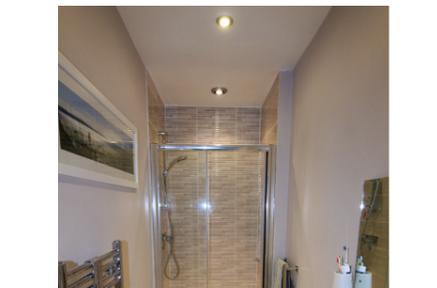
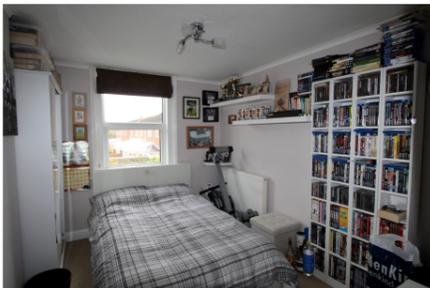
11'2 x 9'0 (3.45m x 2.79m) also with uPVC double glazed window to the rear and double radiator.

### BEDROOM THREE

9'1 x 9'6 (2.82m x 2.94m) with uPVC double glazed window to the rear, and radiator.

## WELL APPOINTED SHOWER ROOM

having a white suite comprising tiled shower cubicle with thermostatic shower, wash hand basin with



tiled splash back, and low level w.c. together with chrome finish heated towel rail, three recessed down lighters, automatic extractor fan, electric shaver socket, shelf and vinyl flooring.

continued...

