



3 BEDROOM SEMI-DETACHED HOME | LINNET LANE, SN12 | OFFERS OVER £300,000

DESCRIPTION

This beautifully presented and very much improved three-bedroom family home is located in a tucked-away position. Immaculate throughout, this wonderful property comprises of entrance hall with downstairs w.c, a light and spacious sitting room and a desirable kitchen / dining room with French doors. Upstairs there are two double bedrooms with the master benefiting from an updated contemporary style en-suite, a single bedroom which is currently being used as a dressing room and a lovely family bathroom. Outside and to the rear is a fantastic, larger than average and easy to maintain sunny rear garden which is perfect for entertaining guests and alfresco dining in this wonderful weather. To the front there is plenty of off-road parking and a good sized single garage. All in all, a superb house in a desirable location that you could move in to without having to change a thing.

The centre of Melksham with its range of amenities including swimming pool/fitness centre, library and bus services to surrounding towns lies just over a mile 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.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: C

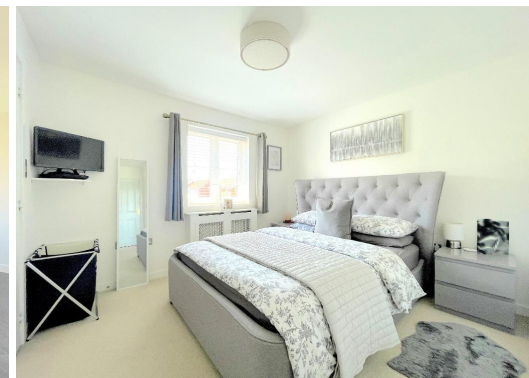
All mains services connected. Gas central heating.

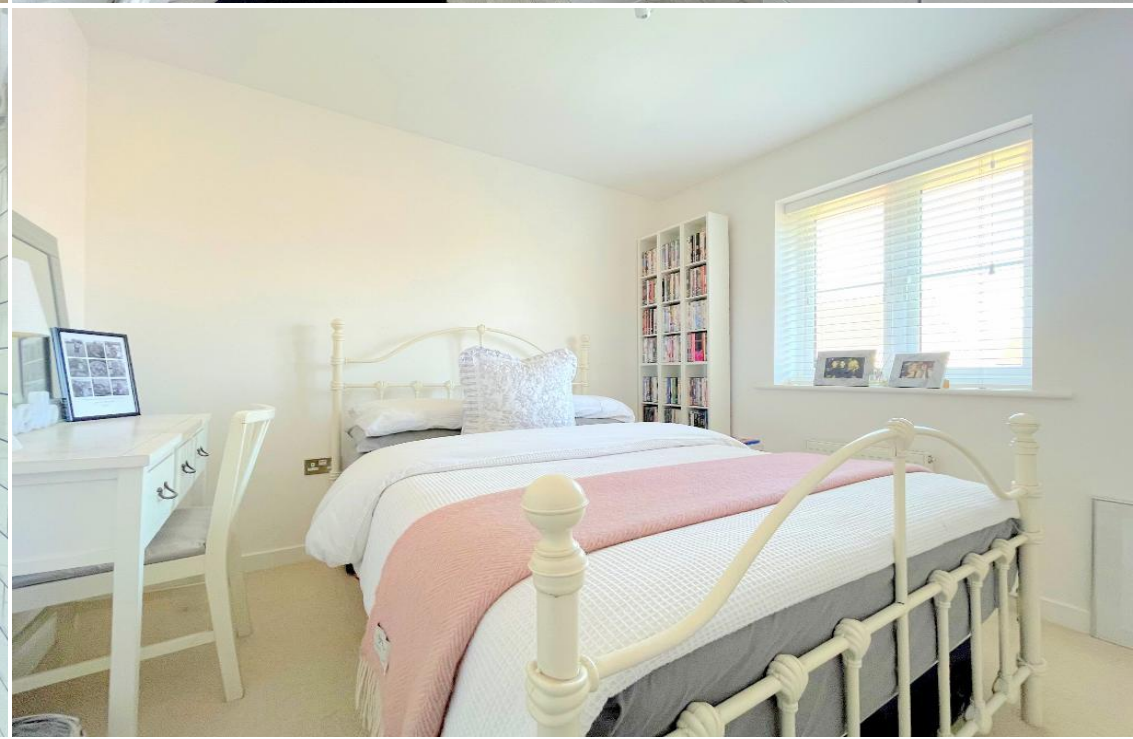
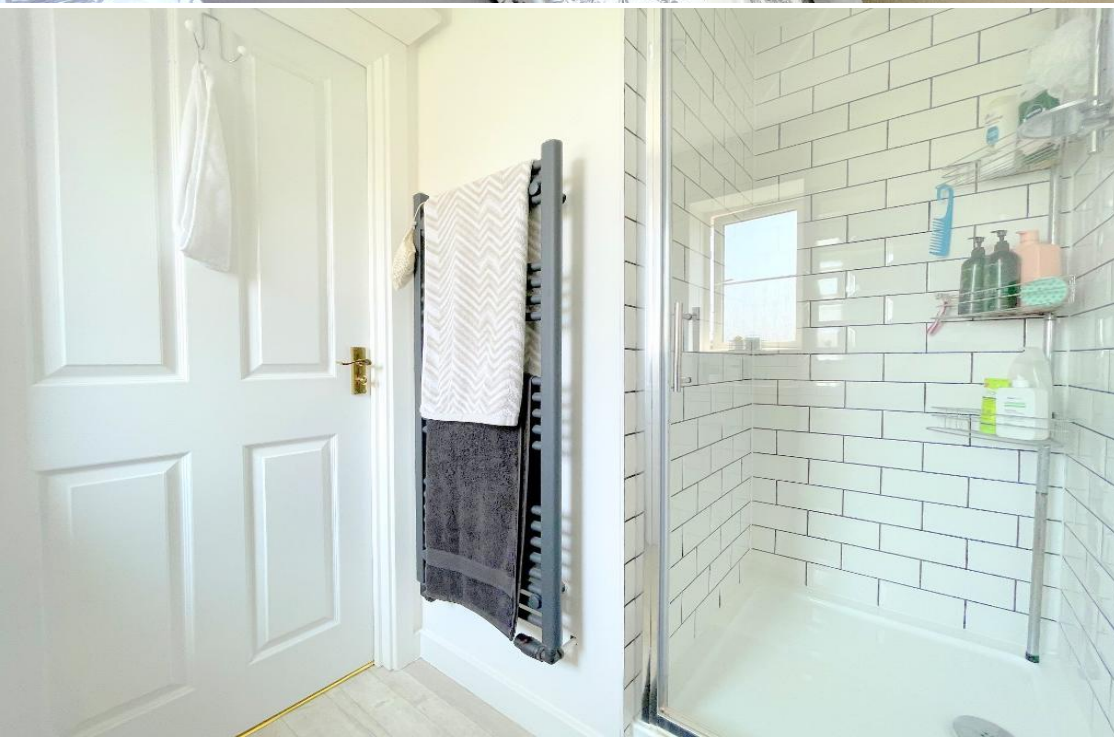
Yearly service charge: Please speak to Appleby & Townend

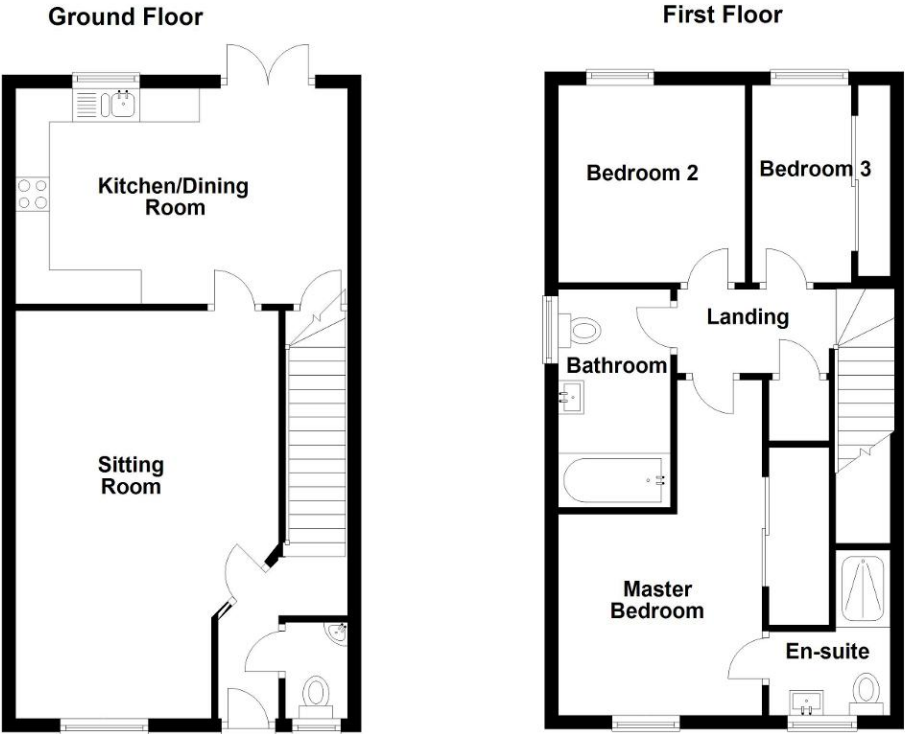


KEY FEATURES

- Tucked away position
- Spacious sitting room
- Three bedrooms
- Family bathroom
- Plenty of off road parking
- Immaculate family home
- Beautiful Kitchen / dining room
- Updated Master en-suite
- Fantastic sunny rear garden
- Larger than average single garage







Total area: approx. 904.168 sq. feet

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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