

Sold



3 BEDROOM SEMI-DETACHED | HAZELWOOD ROAD, SN12 | £240,000



## DESCRIPTION

Semi-detached house offering well balanced accommodation that is in need of updating. The nicely proportioned accommodation is accessed via a reception hallway which leads to a kitchen and open plan styled lounge / dining room which in turn opens to a garden room to the rear. Upstairs there are three bedrooms, two of which are doubles, and a family bathroom. The property benefits from being mostly double glazed and has a modern gas fired central heating system (untested). Externally there are lawned gardens to both the front and rear, with ample off road parking provided by a driveway which leads to a single garage.

Hazlewood Road is a popular and well established residential location, ideally located for access to local shops, schools and leisure facilities. Melksham is conveniently situated with good access to the neighbouring towns of Chippenham, Devizes and Trowbridge with Chippenham having a mainline railway station (London-Paddington) and access to the M4 motorway via junction 17 offering convenient access to the major centres of Bath, Bristol, Swindon and London. The property is also a short drive to the idyllic national trust village of Lacock.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: D

Mains electricity, gas, water and drainage





## KEY FEATURES

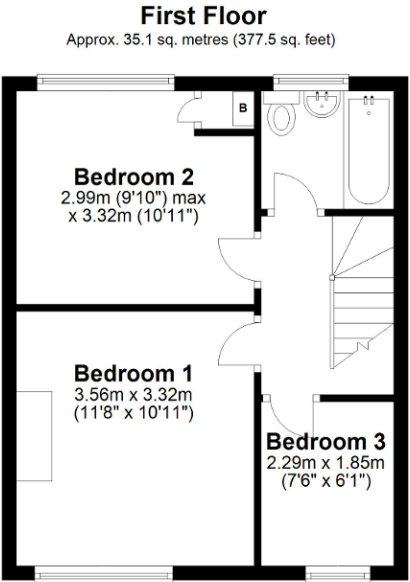
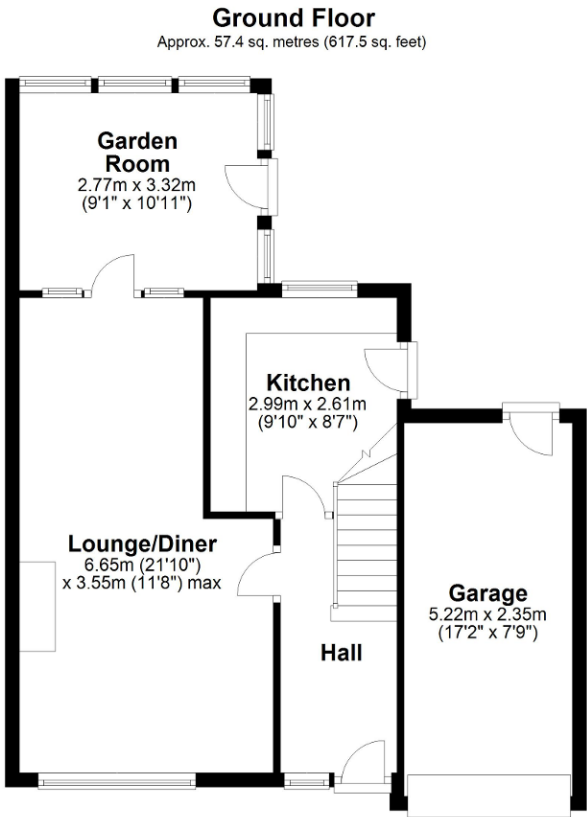
- Semi-detached house
- Open plan lounge / dining room
- Kitchen
- Front and rear gardens
- No onward chain
- Three bedrooms
- Garden room
- Bathroom
- Driveway and garage
- Gas central heating











Total area: approx. 92.4 sq. metres (994.9 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82  B
69-80	C		
55-68	D	64  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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