

Sold



3 BEDROOM SEMI-DETACHED | CHURCHILL AVENUE, SN12 | OFFERS OVER £300,000

DESCRIPTION

Beautifully presented and well proportioned semi-detached house that has been comprehensively renovated throughout to create a contemporary light and airy living space. The accommodation comprises three bedrooms, two of which are large double and a smartly appointed family bathroom on the first floor. Downstairs the reception hallway leads to beautifully designed kitchen, cloakroom and a large dual aspect, open plan styled living room which in turn opens to a large conservatory to the rear.

Externally there are newly landscaped gardens to both the front and rear which wrap around the side due to the larger than average corner plot. A driveway to the rear leads to a detached garage providing ample off-road parking and storage.

Pleasantly situated in a highly regarded residential location just off Sandridge Road on the Eastern side of Melksham the property is well placed to take advantage of local through routes and a wide range of amenities found in the town centre which is just over a mile away.

Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: C
EPC Rating: C
All mains services connected
Gas central heating

Planning consent (PL/2022/00945) has been granted for the removal of existing conservatory and erection of side two storey extension and rear single storey extension

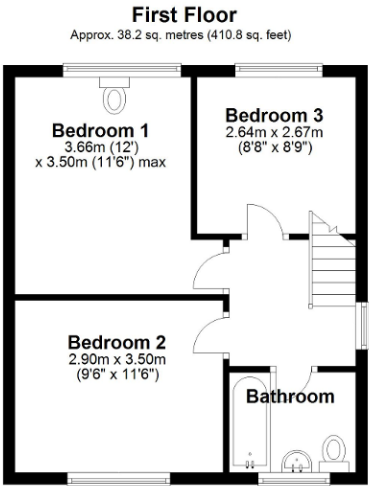
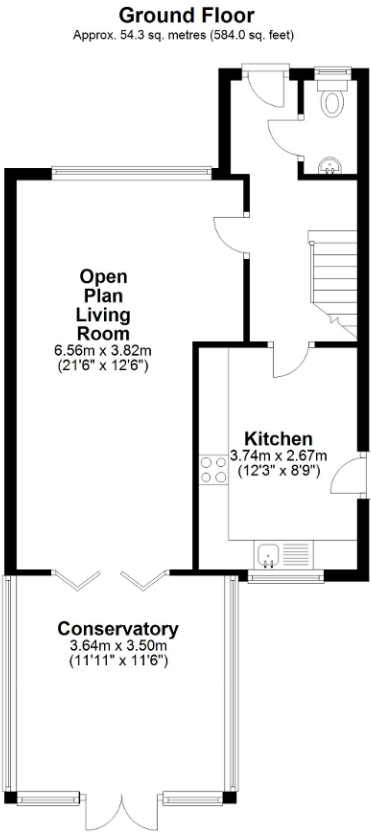


KEY FEATURES

- Recently renovated
- Open plan living space
- Three bedrooms
- Conservatory
- Large corner plot
- Semi-detached house
- Fitted kitchen
- Smartly presented bathroom
- Driveway and garage
- No onward chain







Total area: approx. 92.4 sq. metres (994.8 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
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.

APPLEBY & TOWNEND

4D Broad Lane Farm
Seend
Melksham
Wiltshire, SN126RJ

Tel: 01225 983 910
E-mail: help@applebyandtownend.co.uk
Web: www.applebyandtownend.co.uk