



3 BEDROOM SEMI-DETACHED | LINNET LANE, SN12 | GUIDE PRICE £280,000



## DESCRIPTION

Offered to the market with no onward chain. This three-bedroom semi-detached family home is located in a popular area and has been well maintained throughout. Through the front door there is an entrance hall with downstairs w.c, a sitting room, a modern kitchen / dining room with a handy storage cupboard and French doors.

Upstairs there are two double bedrooms with the main bedroom benefiting from an en-suite shower room, a single bedroom and a family bathroom. Outside and to the rear is a sunny garden which is perfect for entertaining guests and mainly laid to lawn. To the front there off-road parking and a good-sized single garage. All in all, a lovely family home ready to move in to.

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



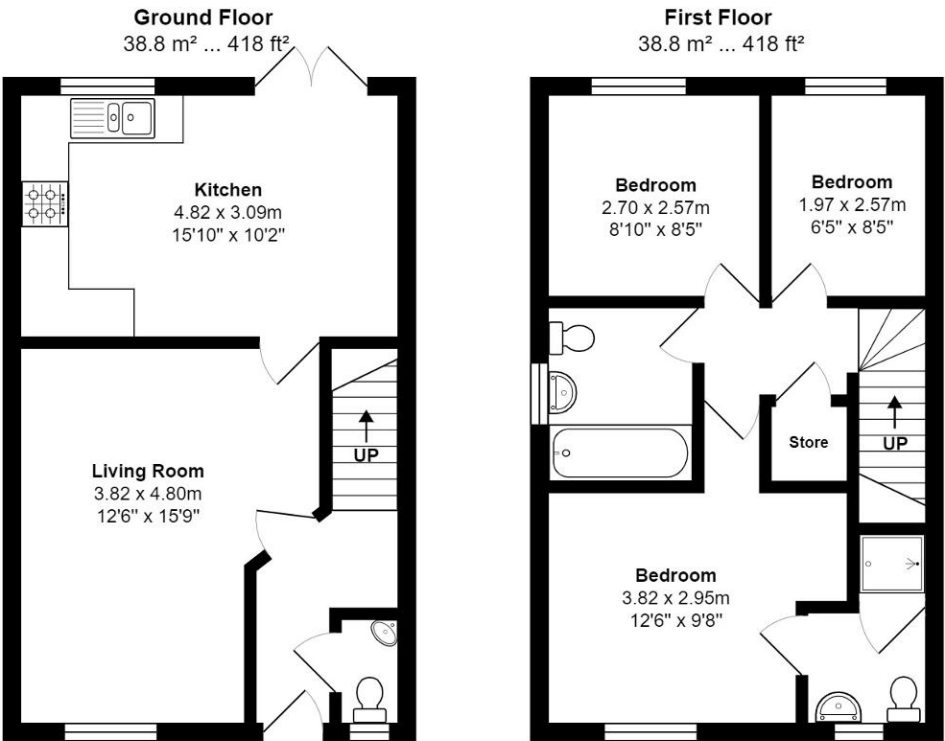
## KEY FEATURES

- No onward chain
- Three bedrooms
- Updated kitchen dining room
- Downstairs WC
- Sunny rear garden
- Popular location
- Sitting room
- Family bathroom
- En-suite to main bedroom
- Off road parking & Garage









Total Area: 77.6 m<sup>2</sup> ... 836 ft<sup>2</sup>

IMPORTANT NOTICE: This floor plan is intended to support interested parties in visualising a property's internal layout. All measurements, while within acceptable tolerances, are approximate and for illustrative purposes only.  
(Not drawn to scale)

ENERGY EFFICIENCY

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         | 92  A     |
| 81-91                    | B             |         |           |
| 69-80                    | C             | 78  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

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