



3 BEDROOM SEMI-DETACHED | GRASMERE, BOWERHILL, SN12 | GUIDE PRICE £325,000



## DESCRIPTION

Rare to the market in one of the most sought after roads within Bowerhill. This very well maintained three bedroom semi detached family home offers a superb amount of living space.

Through the front door there is an entrance porch providing access to the integral garage, a 21ft sitting room/dining room with double aspect which in turn leads to a fitted kitchen with plenty of worktop space and cupboards, and a beautiful conservatory allowing enjoyment of the rear garden all year round.

Upstairs there are three good sized bedrooms, two of which have built in wardrobes and a large family shower room.

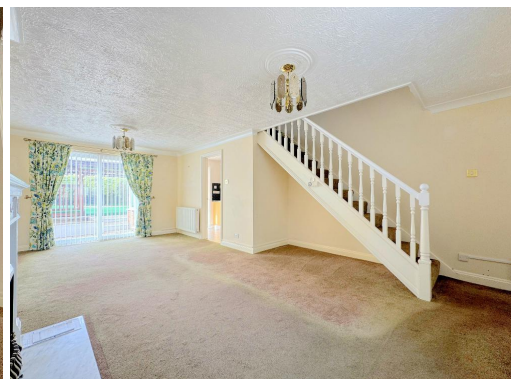
There is a good sized private rear garden which is easy to maintain and perfect for entertaining guests with these warm summer months to come and off road parking for three cars to the front.

All in all, a wonderful home in a desirable, quiet cul-de-sac location. Ideal for first time buyers our downsizers alike.

The property is well placed within the favoured Bowerhill development and within convenient distance of the local amenities to include a Tesco convenience store, public house, primary school, Melksham Oak secondary school and village hall. The town centre of Melksham is within two miles, offering a wider variety of amenities which include a swimming pool/gym, a public library, a variety of shops and restaurants, eateries and supermarkets, doctors and dentists surgeries. The town is conveniently situated with good access to the neighboring towns of Devizes, Trowbridge and Chippenham with the latter having a mainline railway station with links to (London-Paddington) and access to the M4 motorway via junction 17 offering convenient access to the major centres of Bath, Bristol, Swindon and London.

Tenure: Freehold

Local Authority: Wiltshire Council

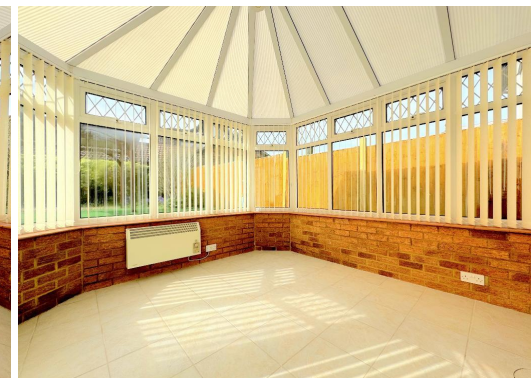
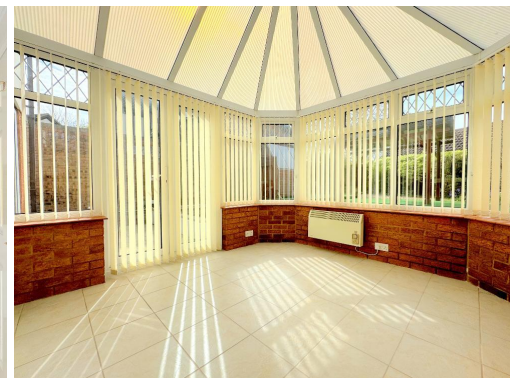




Council Tax Band:  
EPC Rating: C  
All mains services connected  
Gas central heating

## KEY FEATURES

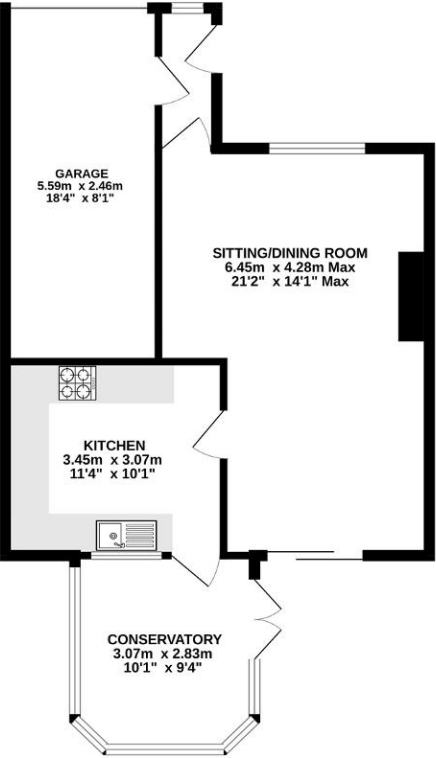
- Quiet cul-de-sac location
- 21ft Sitting/dining room
- Conservatory
- Large family shower room
- 18ft integral garage
- No onward chain
- Fitted kitchen
- Three good sized bedrooms
- Private, fully enclose sunny rear garden
- Driveway parking for three cars



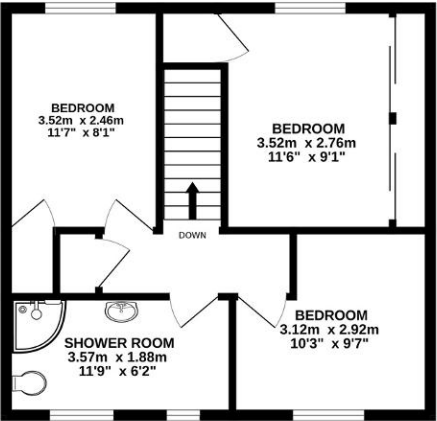




GROUND FLOOR  
58.4 sq.m. (629 sq.ft.) approx.



1ST FLOOR  
43.1 sq.m. (464 sq.ft.) approx.



TOTAL FLOOR AREA: 101.5 sq.m. (1092 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	70   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.

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