

Sold
STC

2 BEDROOM SEMI-DETACHED | BARNES WALLIS CLOSE, BOWERHILL, SN12 | £240,000

DESCRIPTION

Offered to the market with no onward chain, this immaculate two double bedroom family home is located in the ever popular Bowerhill development. Well positioned within a quiet residential area within a larger than average corner plot.

Through the front door there is an entrance porch providing a handy space for coats and shoes, a light and spacious sitting room and a stylish kitchen/dining room.

Upstairs there are two good sized bedrooms and a lovely family bathroom.

Outside and to the rear is a South facing fully enclosed garden mainly laid to lawn, with beautiful well established borders and off road driveway parking to the front for a number of cars.

All in all, a wonderful first home, ideal for a downsizer or potential investment purchase.

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: B

EPC Rating: C

All mains services connected. Gas central heating.

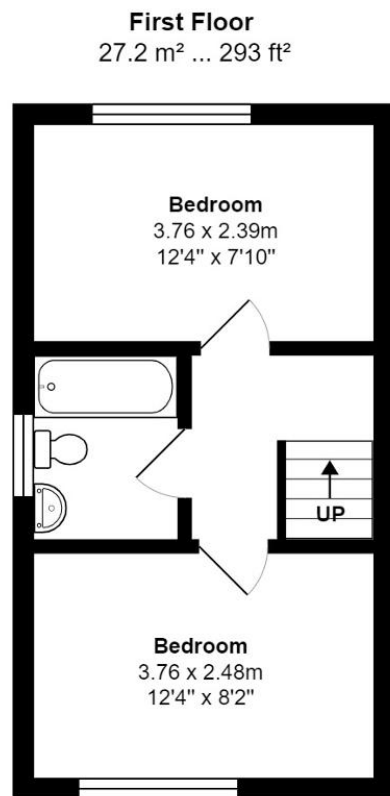
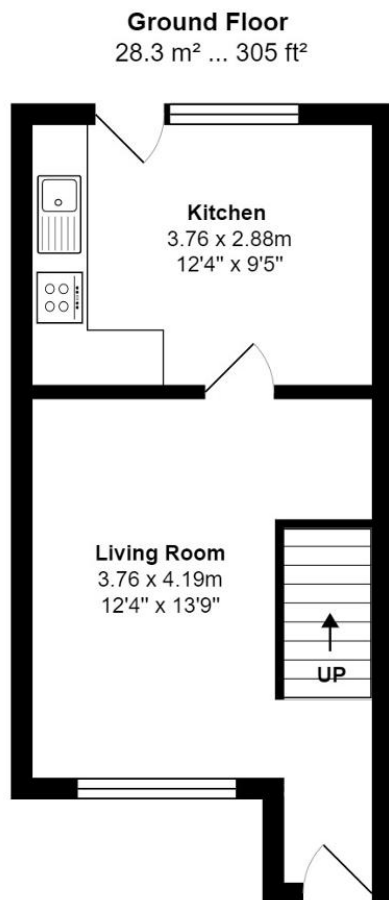


KEY FEATURES

- No onward chain
- Semi-detached
- Entrance porch
- Kitchen / dining room
- Fully enclosed South facing rear garden
- Two double bedrooms
- Larger than average corner plot
- Sitting room
- Family bathroom
- Off road driveway parking for two cars







Total Floor Area: 55.5 m² ... 598 ft²

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		90 B
81-91	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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