

3 BEDROOM END TERRACED | SCHOLARS WAY, SN12 | GUIDE PRICE £275,000



## DESCRIPTION

This attractive three double bedroom end-terrace family home is well positioned within the popular George Ward Gardens development. Close to open countryside and benefitting from two more years left of NHBC.

Through the front door and porch there is a good sized sitting room/dining room with a handy storage cupboard, a downstairs cloakroom and a contemporary style fitted kitchen.

Upstairs there are two double bedrooms and a family bathroom.

On the top floor is the Master bedroom with a large en-suite shower room and a storage cupboard at the top of the stairs.

Outside and to the front are two off road parking spaces and there is a South facing, fully enclosed garden to the rear.

All in all, a lovely family home is a great location.

Scholars Way is close to the beautiful village of Shaw, surrounded by open countryside, within walking distance of the market town, train station and perfectly located for access to local shops, schools and leisure facilities. Melksham is conveniently situated with good access to the neighbouring towns of Chippenham, Devizes, Corsham 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

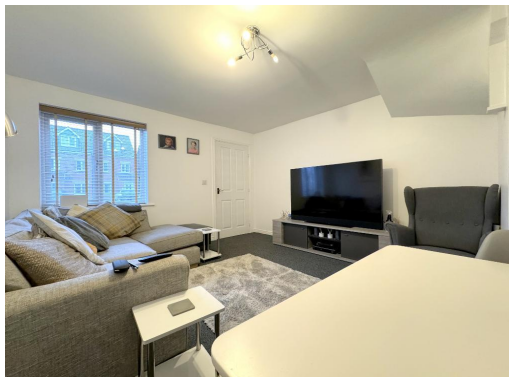
Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: B

Mains gas, electricity, water and drainage.

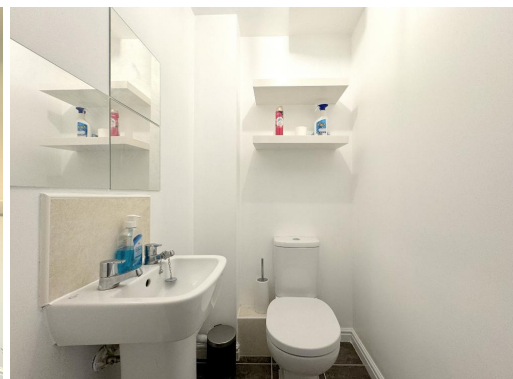
Service charge: £150.00 PA





## KEY FEATURES

- Popular modern development
- Three good sized bedrooms
- Contemporary style fitted kitchen
- Close to open countryside
- Off road parking for two cars
- Two year left of NHBC
- Large Master en-suite shower room
- Sitting room/dining room
- Fully enclosed South facing rear garden
- Walking distance to town









Total area: approx. 916.3 sq. feet

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 of efficiency can be given.

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	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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