



**Wrights**  
Residential

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01225 755553

Mitchell Drive, Bowerhill, Melksham, Wiltshire, SN12 6UQ

£270,000

## Situation

The property is situated within the popular Bowerhill area of Melksham, close to local amenities including a Tesco Express convenience store, a public house, Bowerhill Primary School and Melksham Oak Community Secondary School.

A nearby bus stop provides regular services with direct routes to the World Heritage City of Bath. The Kennet and Avon Canal towpath is also within a short walk, offering pleasant walking and cycling routes.

Melksham town centre offers good shopping and leisure facilities including a range of shops and supermarkets, a fitness centre and swimming pool, library, cafés, restaurants and banks.

Neighbouring towns include Devizes, Corsham, Calne, Trowbridge, Bradford-on-Avon and Chippenham. Bath lies approximately 14 miles away and is renowned for its shopping, period architecture and wide range of cultural attractions.



**Spacious three bedroom end of terrace property**

**Modern Kitchen/Diner**

**Spacious Conservatory**

**Ground floor double bedroom with large shower room**

**Two double bedrooms on the first floor**

**Additional first floor shower room**

**Generous South facing rear garden**  
**Potential to create off road parking to the front and rear (subject to consent)**  
**Gas central heating and PVCu double glazing**  
**No onward chain**



This well presented three bedroom end of terrace property is situated within the popular Bowerhill development on the outskirts of Melksham. The accommodation includes a modern kitchen/diner, spacious conservatory and a ground floor bedroom with large shower room, ideal for annexe-style use. To the first floor are two double bedrooms and an additional shower room.

Further features include a generous south-facing rear garden, potential to create parking to both the front and rear of the property (subject to the necessary consents), gas central heating and PVCu double glazing.

Sold with the benefit of no onward chain.

#### **The property comprises**

##### **Ground Floor**

###### **Entrance Porch**

With front door and door to the Lounge.

###### **Lounge**

**12' 7" x 14' 3" (3.84m x 4.35m)**

With radiator, stairs to the first floor and PVCu double glazed window to the front.

###### **Kitchen/Diner**

**12' 8" x 9' 11" (3.86m x 3.03m)**

With wood laminate flooring, a range of eye level and base units, worktops with splashback, inset sink and drainer unit, integrated oven and hob with extractor hood over, space for fridge/freezer and washing machine, radiator and PVCu double glazed window.

#### **Conservatory**

**8' 7" x 9' 1" (2.61m x 2.76m)**

Of PVCu construction with windows to three elevations, wall mounted electric heater and french doors opening onto the rear garden.

#### **Bedroom 3**

**8' 7" x 14' 6" (2.62m x 4.41m)**

With radiator and PVCu double glazed french doors opening onto the rear garden.

#### **En-suite**

Exceptionally spacious room, with a large walk-in rainfall shower, closed coupled W.C and pedestal hand basin, built in storage cupboard, heated towel rail, extractor fan and obscured PVCu double glazed window to the side.

#### **First Floor**

##### **Landing**

###### **Bedroom 1**

**13' 1" x 8' 4" (3.98m x 2.55m)**

With radiator, built in storage and PVCu double glazed window to the rear.

###### **Bedroom 2**

**12' 9" x 8' 6" (3.89m x 2.59m)**

With radiator, built in storage and PVCu double glazed window to the front.

### **Shower Room**

With suite comprising shower enclosure with mains shower, close coupled W.C and hand basin with vanity unit, heated towel rail and extractor fan.

### **Externally**

#### **To the front**

To the front, the property offers an area laid to gravel alongside an area laid to block paving, providing potential for driveway parking, subject to the necessary planning consent.

#### **To the rear**

The property benefits from a well maintained South facing rear garden, featuring multiple decking areas providing excellent space for outdoor seating and entertaining. The main decking area is accessed directly from both the kitchen/diner and the ground floor bedroom, offering potential for annexe-style use. The garden is laid mainly to gravel with paved pathways and planted borders. A timber garden shed is positioned to the rear, and the garden is enclosed by fencing with gated access to the rear.

### **Potential for First Floor Extension (subject to consent)**

The current owners have advised that the single storey side extension was constructed with foundations suitable for a potential first floor extension, subject to the necessary consents and verification.

### **Council tax**

The property is currently in council tax band B.

### **Tenure**

The property is sold as Freehold.

### **Services**

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

### **Broadband**

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.

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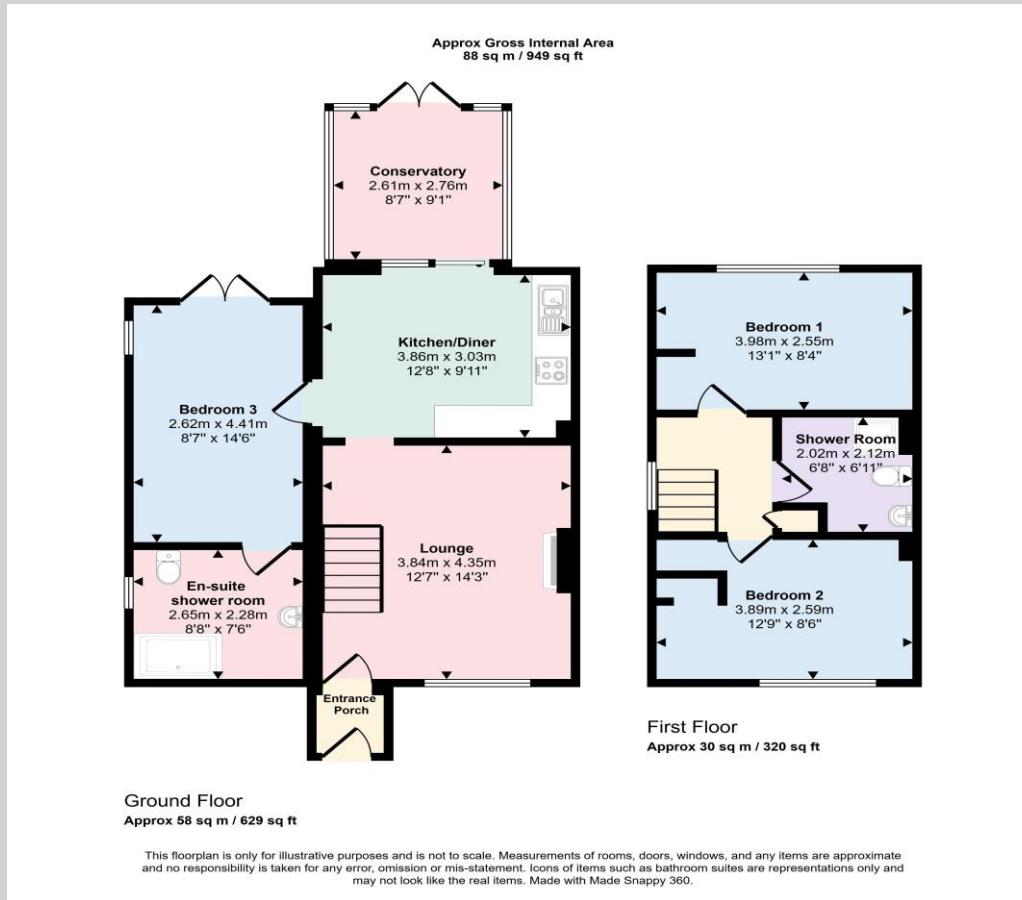
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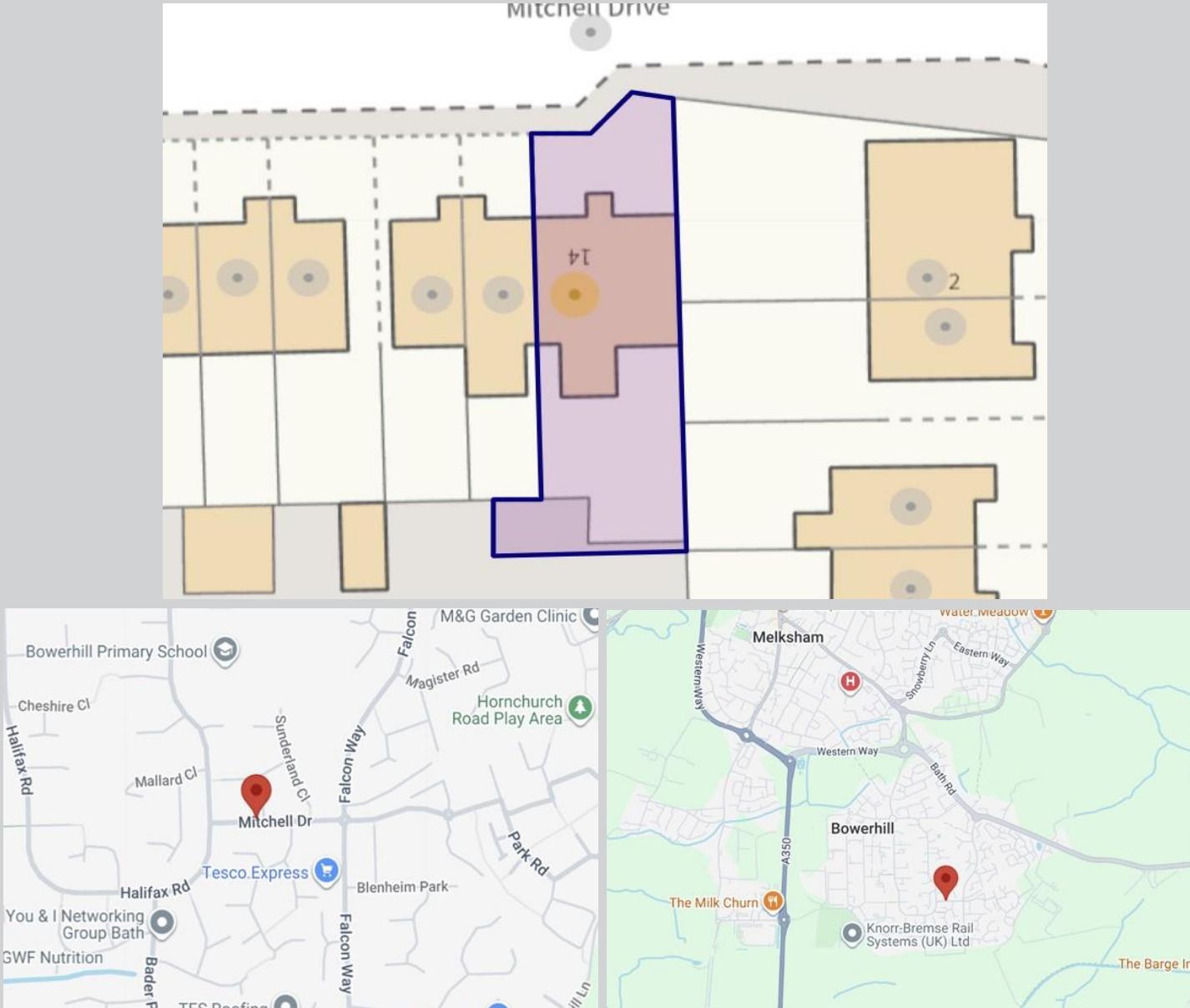


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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included

Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations:

#### Disclaimer

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER  
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The logo for Wright Residential. The word "Wright" is written in a bold, blue, sans-serif font. The "W" is capitalized and the "r" is lowercase. The "t" is capitalized and the "h" is lowercase. The "g" is capitalized and the "h" is lowercase. The "i" is lowercase and the "g" is lowercase. The "h" is lowercase and the "t" is lowercase. The "s" is lowercase and the "t" is lowercase.