



Wrights
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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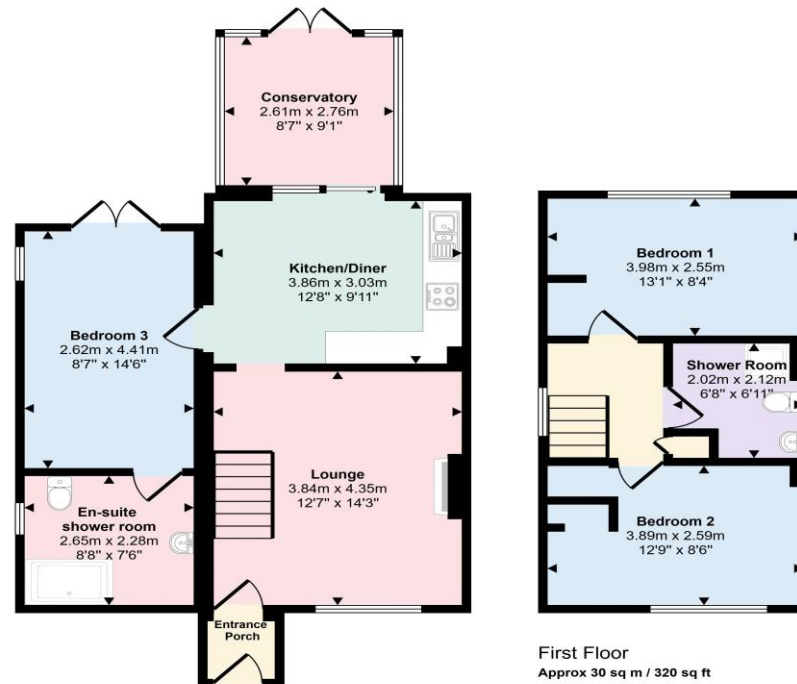


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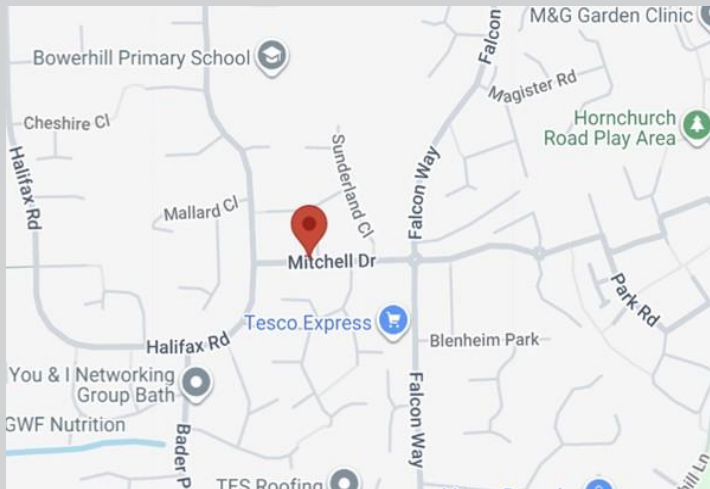
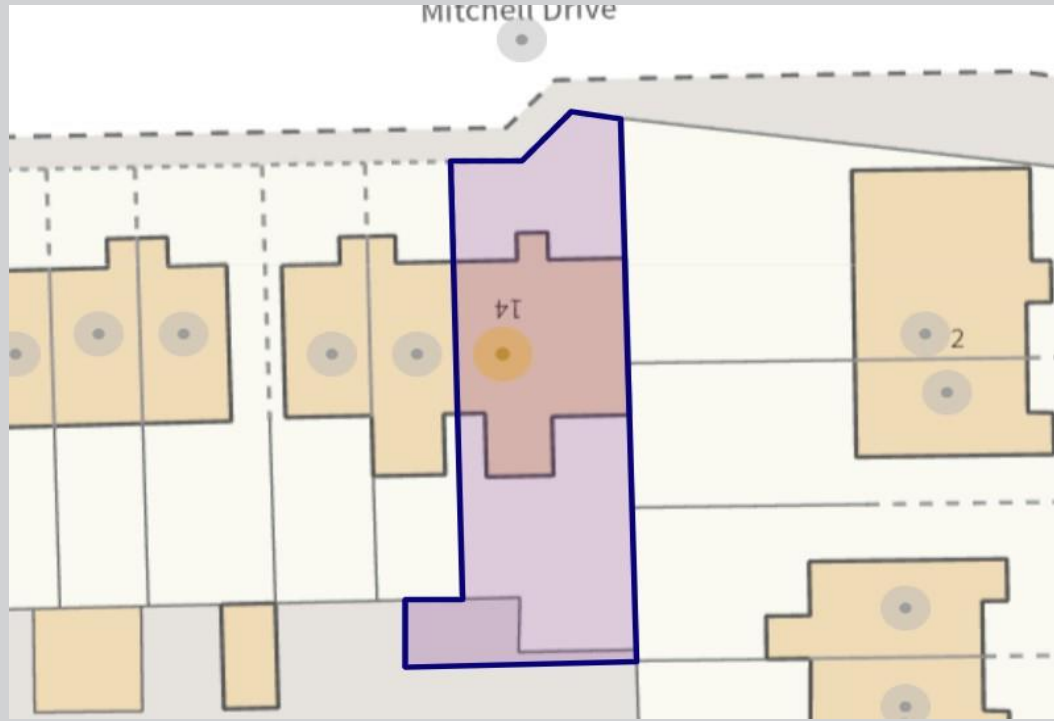
Approx Gross Internal Area
88 sq m / 949 sq ft



Ground Floor
Approx 58 sq m / 629 sq ft

First Floor
Approx 30 sq m / 320 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

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