



Wrights
01225 755553

Birch Grove, Bowerhill, Melksham, Wiltshire, SN12 6SB

£365,000

This spacious three bedroom detached bungalow has been greatly improved by the current owners.

Situated within the popular Bowerhill estate, the property offers many features including a recently fitted gas combi boiler and electric fuse box, modern kitchen, lounge/diner, three double bedrooms, a generous enclosed garden, garage and off road parking. The property has also been recently redecorated and recarpeted throughout.

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.

Melksham town centre offers good shopping and leisure facilities including various shops and supermarkets, a fitness centre/swimming pool, library, cafes, restaurants and banks. Neighbouring towns include Devizes, Corsham, Calne, Trowbridge, Bradford-on-Avon and Chippenham. The World Heritage City of Bath is also just 14 miles away, famed for its shopping, period buildings and many places of cultural interest.



Three bedroom detached bungalow

Recently fitted Worcester combi boiler and new radiators

Recently updated electric fuse box

Spacious lounge/diner

Modern kitchen

Three double bedrooms

Shower room and separate W.C

Recently redecorated and re-carpeted

Garage with side door to the garden

Large and private enclosed garden



The property comprises

Entrance Porch

With PVCu double glazed front door and obscured PVCu double glazed window to the side.

Hall

With double panel radiator, built in storage cupboard, cupboard housing new Worcester gas fired combination boiler, loft access (with folding ladder and light) and coved ceiling.

Lounge/Diner 23' 6" x 12' 6" (7.16m x 3.81m)

With two radiators, coved ceiling, PVCu double glazed window, PVCu sliding patio doors and French doors to garden.

Kitchen 10' 5" x 8' 2" (3.18m x 2.49m)

With a range of eye level and base units, wood laminate worktops with splash backs, one and a half bowl sink/drainer unit, space for fridge, freezer, cooker and washing machine, recently fitted electric fuse box, inset ceiling spotlights, PVCu double glazed window to the side and PVCu door to the side.

Rear porch

With PVCu double glazed windows and door to the garden.

Lounge/Diner 23' 10" x 12' 7" (7.27m x 3.83m)

With two double panel radiators, coved ceiling, PVCu double glazed window to the front and PVCu double glazed french doors and sliding patio doors opening onto the garden.

Bedroom 1 11' 6" x 10' 3" (3.51m x 3.12m)

With double panel radiator, coved ceiling and PVCu double glazed window to the side.

Bedroom 2 10' 6" x 8' 9" (3.20m x 2.66m)

With double panel radiator, coved ceiling and PVCu double glazed window to the side.

Bedroom 3 11' 7" x 7' 3" (3.53m x 2.21m)

With double panel radiator and PVCu double glazed window to the front.

W.C

With low level W.C, double panel radiator, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

Shower Room

With white suite comprising large quadrant shower enclosure with mains shower, low level W.C and pedestal hand basin, double panel radiator, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front and side

The property is set back from the road with areas laid to gravel and a range of planted shrubs.

Enclosed garden

The property offers a generous and private enclosed garden which is mainly laid to lawn with a patio seating area and outside light. There is a side door into the garage and a gate provides access to the front of the property.

Garage and parking

Single garage with power, light, up and over door to the front and side door to the garden. Driving parking for one vehicle in front.



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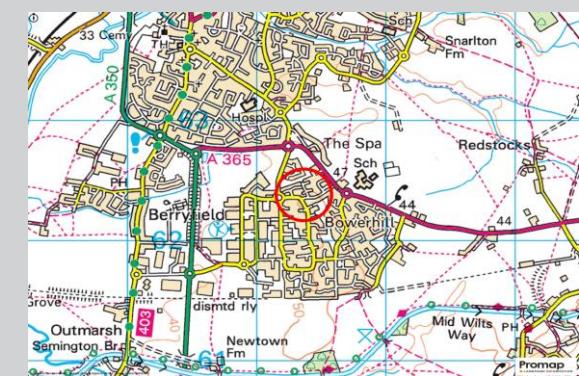


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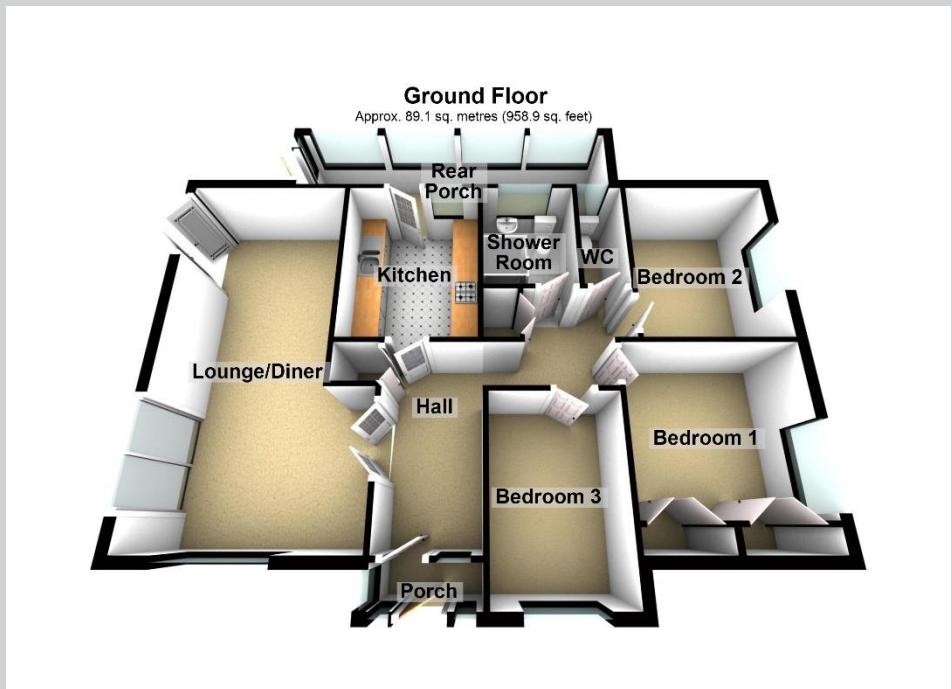




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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

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

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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.