



⑨ 20 Lapwing Road, Melksham, SN12 7FJ

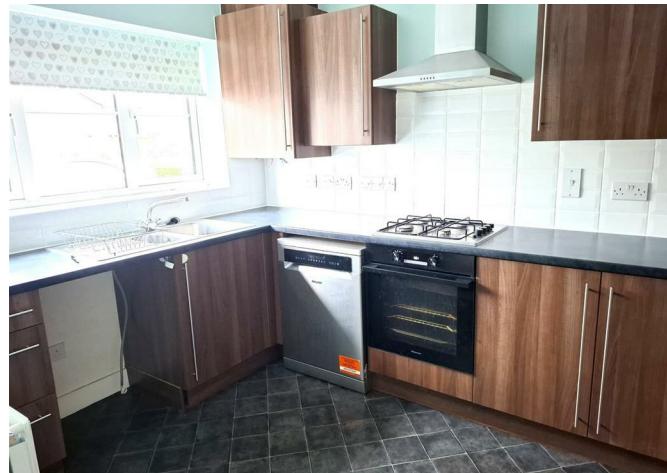
⌚ Price Guide £270,000

This well presented 3 bedroom semi detached home is located in a popular modern development and sold with no onward chain.

- 3 Bedroom Modern Family Home
- Semi Detached
- Gas Central Heating
- Double Glazed Throughout
- Private Rear Garden
- Large Driveway With EV Charging Point
- Single Garage
- No Onward Chain

❖ Freehold

⑩ EPC Rating C



This well presented 3 bedroom semi detached home is located in a popular modern development and sold with no onward chain. The accommodation to the ground floor has a through entrance hallway with stairs rising to the first floor landing, cloakroom with fitted white suit, kitchen and living room. The kitchen is fitted with a good number of mahogany effect wall and base units, a built in electric oven with gas hob and extractor hood and space for a washing machine and dishwasher. the central heating boiler is hidden in a wall cupboard. The living room has an understairs cupboard, window and French doors leading to the rear garden. To the first floor and off the landing are the second and third bedrooms, both located to the rear of the property whilst the main bedroom with an open plan over stairs space and an en suite shower is situated to the front. The bathroom, which has an attractive and modern white suite is situated between two of the bedrooms with a frosted window to the side. The property is double glazed throughout and warmed by a mains gas fired central heating system. Externally the property has a small open plan frontage laid to chippings and a path to the front door. The rear garden is private and enclosed by fencing and laid mainly to patio and Astro turf. A gate to the side leads to the large driveway which will accommodate two family sized cars and also has an electric car charging point. The single garage has an up and over door with a large amount of storage in the roof whilst to the rear of the garage, and separate to it is a further useful storage shed.

#### **Melksham**

Melksham is an historic former market town with a variety of shopping including a Waitrose, leisure and educational facilities, well served by good roads and is only 12 miles south of the M4 motorway. Trains run from Melksham Station to Swindon, Southampton, Frome and Cheltenham. Buses serve Bath, Chippenham, Devizes and Trowbridge. National Express Coaches run direct services to London. The Georgian city of Bath offers a wealth of cultural and recreational points interests and is only 13 miles to the west and Salisbury, 34 miles to the south. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury. The M3 /4 also gives easy access to the motorway network and to Heathrow and Gatwick airports.

#### **Property Information**

Mains Services

Council Tax Band: C

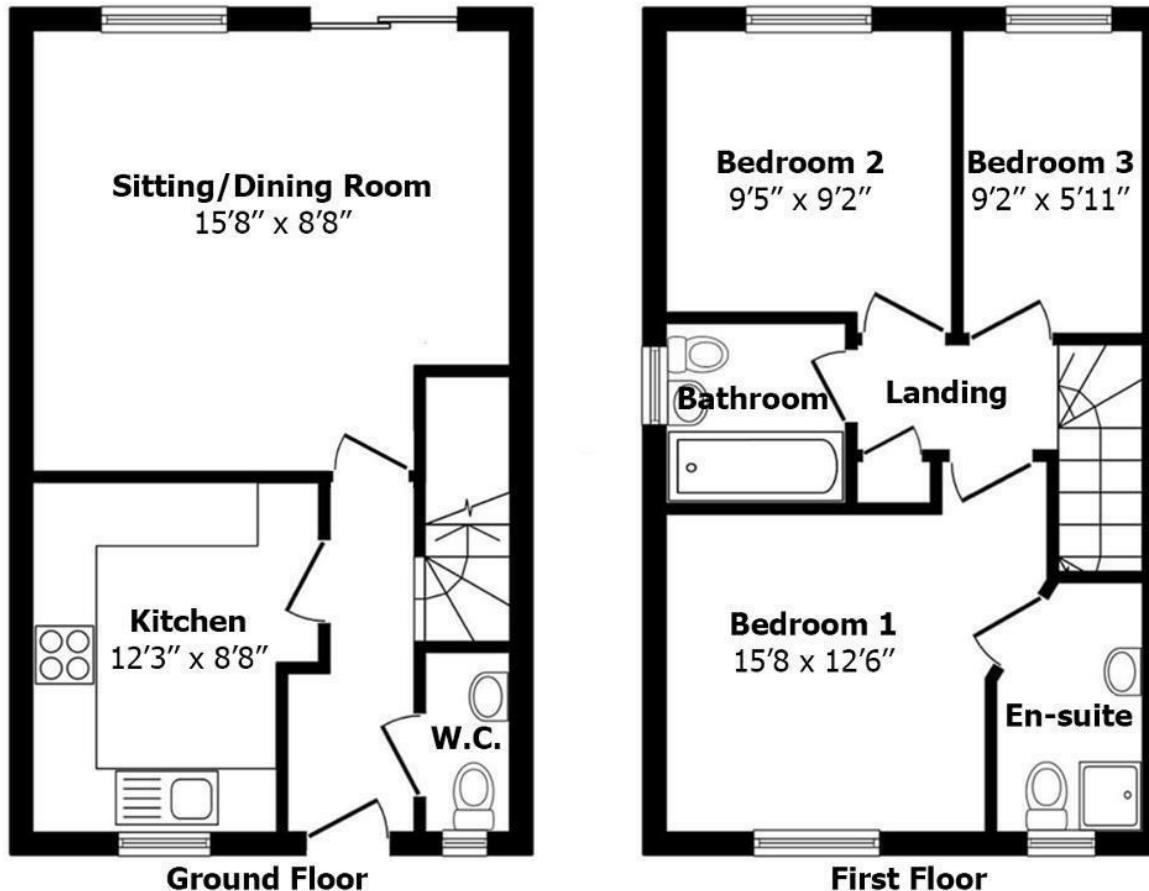
Freehold

EPC Rating

No Onward Chain



## FLOOR PLAN



**TOTAL FLOOR AREA : 76. sq.m. (818.057 sq.ft.) approx**

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 or efficiency can be given.  
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