



📍 8 New Broughton Road, Melksham, Wiltshire, SN12 8BS

🏠 Price Guide £250,000

This sizeable period property is conveniently located within a short walk to the town and its amenities and sold with no onward chain.

- Semi Detached Extended Cottage
- 3 Bedrooms
- 2 Downstairs Reception Rooms
- Good sized Garden To The Side And Rear
- Off Road Parking For 4 + Cars
- Short Walk to the Town Centre
- No Onward Chain

🏡 Freehold

🏠 EPC Rating E



This sizeable period property is conveniently located within a short walk to the town and its amenities and sold with no onward chain. Located off New Broughton Road, the property has a good amount of parking, depending on the size of the car, between 4 and 6 spaces. The property itself is accessed through a door into a small hallway with doors to the cloakroom and living room. The living room has two windows to the front, a feature fireplace with inset electric fire and a winding staircase to the first floor to the side of the fireplace, this staircase having limited headroom. Off this room is the L shaped kitchen breakfast room, a door to the dining room and open plan to the kitchen. Fitted with a range of wall and base units there is a built in cooker, space for a washing machine and fridge freezer and a window to the rear. A door to the side gives access to the garden. Off the first floor landing are the three bedrooms. There is one single and two doubles with windows to the rear, the second, located at the end of the property has dual aspect windows front and rear and a door to the side with a gate attached to the wall for safety as this looks down onto the garden. A further flight of stairs from the landing leads to the top floor where the bathroom is situated and this has a fitted white suite and a cupboard housing the combination boiler. The property is double glazed throughout and warmed by a mains gas fired central heating system. Externally there is the large area to the front previously mentioned which is laid to gravel with fencing either side which will accommodate a number of cars. There is a gate to the side with access to the rear. This is enclosed by a mixture of fencing and stone wall and is laid in parts to a concrete area, patio and lawn. There are also a number of established trees and shrubs, this being a good place to enjoy sunny days. With some investment, this will make a lovely family home and is ready for immediate viewings

### Melksham

Melksham is a former market town which has variety of shopping, leisure facilities, primary and secondary schools and supermarkets. Situated only 12 miles south of the M4 motorway, Melksham has good bus routes, road and rail links to Chippenham and by train onto Bath, Bristol and London. The Georgian city of Bath, (c.11 miles) and the ever expanding town of Chippenham and Trowbridge (c.6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively. Melksham is an ever expanding town with facilities matching the number of property developments planned and under construction. Station Approach is a small cul de sac a short walk of the town and within 100 meters of the railway station.

### Property information

Mains Services

Council Tax Band: B

Freehold

Gas Central Heating

Town Centre Location

EPC Rating E



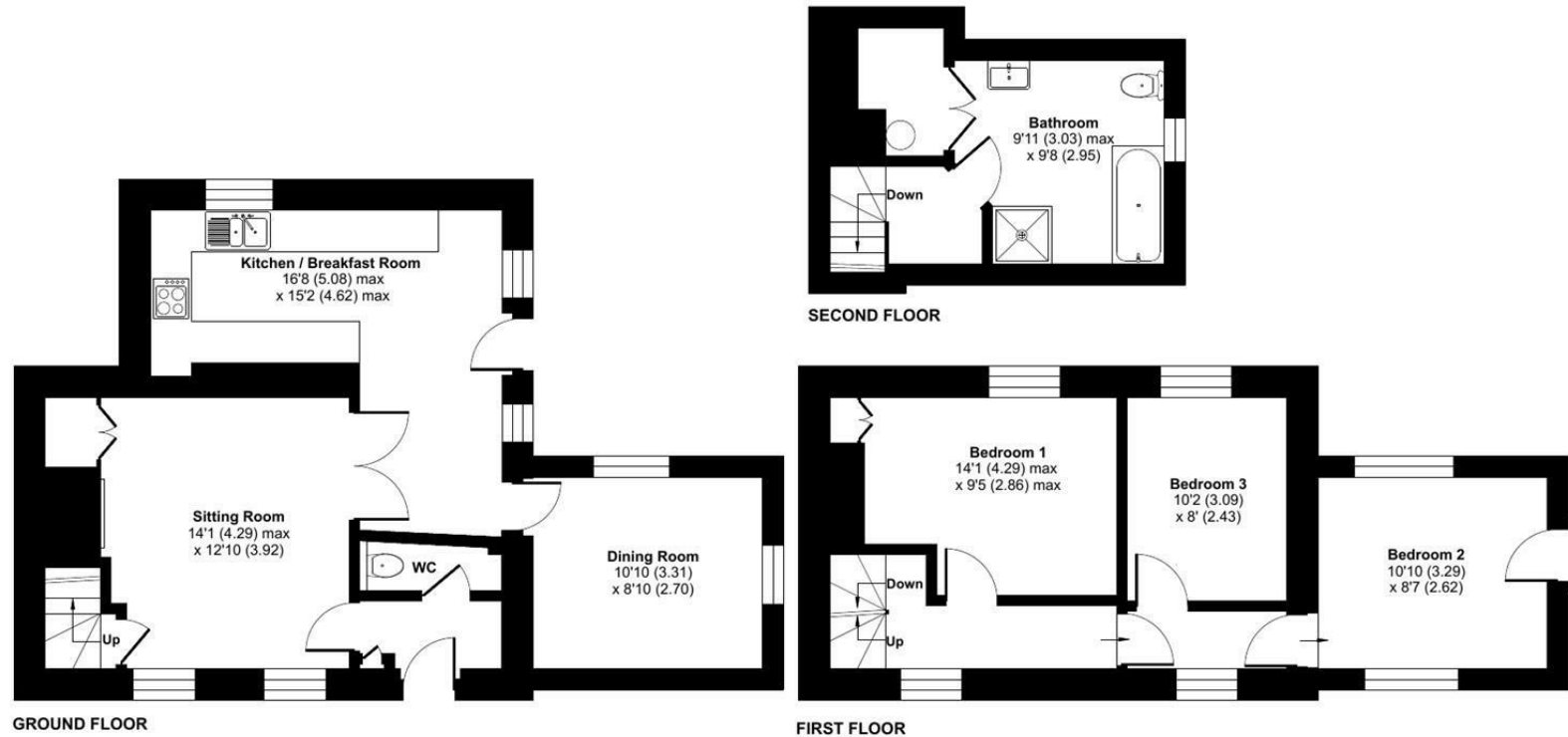
# New Broughton Road, Melksham, SN12

Approximate Area = 928 sq ft / 86.2 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1078 sq ft / 100.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1470742

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