

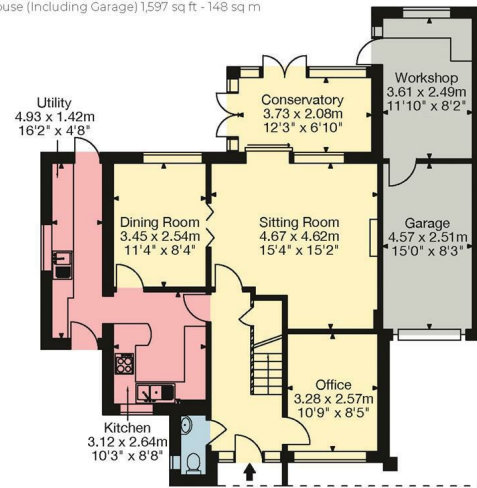


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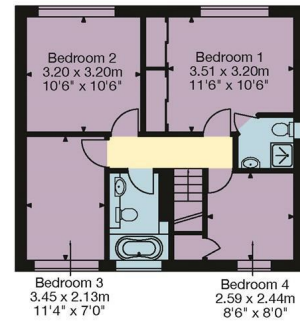


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(91-95) A		(91-95) A	
(81-90) B		(81-90) B	
(61-80) C		(61-80) C	
(51-60) D		(51-60) D	
(31-50) E		(31-50) E	
(21-30) F		(21-30) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

27 Hazelwood Road, Melksham SN12 6UU
Approx. Gross Internal Area
Main House (including Garage) 1,597 sq ft - 148 sq m



Ground Floor



First Floor

Zest, 1a Mile End, London Road, Bath, BA1 6PT
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- KEY**
- Kitchen
 - Living Area
 - Bedroom
 - Bathroom
 - Storage

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

1A MILE END
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BATH
BA1 6PT

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HAZELWOOD ROAD, MELKSHAM SN12 6UU

**GUIDE PRICE
£325,000**

4 BEDROOM HOUSE - DETACHED

- Substantial detached family home
- 4 bedrooms, 1 ensuite bathroom, family bathroom, wc
- Side access into the utility room through to the rear garden
- Corner plot with good sized garden and workshop
- Kitchen, dining room, living room, study and a conservatory
- Garage, carport and off road parking for several vehicles



DESCRIPTION

A superb detached family home benefitting from a corner plot within the sought after area of Hazelwood Road. This extensive property offers light and versatile accommodation has been lovingly cared for. The ground floor has a fair sized kitchen, dining room, living room, study, conservatory, wc and large utility room with side access to the front and rear. The upper floor boasts a principle bedroom with an ensuite shower room, three further bedrooms and a family bathroom. Externally there is a drive way with parking for two vehicles plus a car port and a garage. There is access into a work shop from the garage which then in turn gives you access to the delightful west facing garden. The garden is secure and level and provides a large patio area and lawn,

complimented by a variety of shrubs, plants, fruit trees and a water feature.

LOCATION

The property is within easy walking distance of a primary school, local shops and a public house and is less than 1 mile into the newly developed town centre offering a range of shops and restaurants. Melksham is conveniently situated with good access to the neighbouring towns of Chippenham, Devizes and Trowbridge with Chippenham having a mainline railway station (London-Paddington) and access to the M4 motorway via junction 17 offering convenient access to the major centres of Bath, Bristol, Swindon and London. The property is also a short drive to the idyllic national trust village of Lacock.

