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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



- Cosy Cottage - Rare to Market
- Two Bedrooms
- Semi Detached
- Modern Kitchen
- No Onward Chain
- Sitting Room with Gas Fire
- Ample Driveway Parking & Garage
- EPC: C (70)



#### SITUATION:

The property is situated towards the end of Snarlton Lane, which is a no through road. The highly thought of Forest and Sandridge primary is a short walk away along with other local amenities. The centre of Melksham is approx. 1.5 miles away and offers an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus is being developed throughout 2022 to provide fitness centre, swimming pool and much more. Melksham provides easy access to the M4 corridor and has transport links including bus services and a train station to the neighbouring towns including Chippenham, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

#### DESCRIPTION:

A charming and spacious two bedroom cottage, located on a quiet no through road. The cottage is approached from a large gravelled driveway with pretty front gardens enclosed with bushes. The front porch opens into the inviting entrance dining room, which is spacious with stable door opening out to the rear garden. Downstairs also offers the sitting room with exposed beam and feature fireplace housing gas fire. The kitchen has been upgraded and offers a modern fitted kitchen, washing machine & fridge/freezer included. Upstairs opens onto a spacious landing area with exposed beams, two bedrooms and a shower room. This property is rare to the market and also benefits from no onward chain. Viewing is highly recommended.

#### DINING ROOM:

14' 08 max" x 14' 05" (4.47m x 4.39m) A large open room with exposed beam and stable door opening to rear garden, radiator and double glazed window to front and doors leading into:

#### SITTING ROOM:

14' 06 " x 14' 03" (4.42m x 4.34m) With double glazed window to front and rear, exposed beam, radiator and fireplace housing gas fire.

#### KITCHEN:

8' 09" x 7' 09" (2.67m x 2.36m) An upgraded modern fitted kitchen by Howdens including a range of wall and base units with work surfaces, cupboard housing the Valliant gas boiler (not tested by Kavanaghs ), four ring induction hob with oven under and extractor hood over, one bowl stainless steel sink with drainer, freestanding washing machine & fridge/freezer and double glazed window to side and rear.

#### ACCOMODATION:

#### ENTRANCE PORCH:

Front doors opens into porch, with storage cupboard and double glazed window to front. Obscure door opens into:

#### FIRST FLOOR:

#### LANDING:

Landing area with exposed beams, radiator and double glazed window to rear.

#### BEDROOM ONE:

14' 11 max" x 11' 11" (4.55m x 3.63m) With double glazed window to front and side, radiator, exposed beams and fitted storage.

#### BEDROOM TWO:

11' 00" x 8' 11" (3.35m x 2.72m) With radiator, double glazed window to front, exposed beam, fitted storage and loft access.

#### SHOWER ROOM:

8' 09" x 8' 03" (2.67m x 2.51m) With linen cupboard, part tiled walls, low flush WC, double glazed window to rear, wash hand basin, walk in bath, double glazed window to rear and radiator.

#### OUTSIDE:

#### GARAGE:

With double doors, double glazed window to rear and power.

#### GARDENS:

The front of the property has a pretty and well maintained garden which is enclosed by mature bushes. There is a gravel driveway with space for several cars. Leading to the rear, the garden is enclosed with fencing offering lots of privacy, has lawn area with shrubs and bushes along with patio area from the back door.

#### TENURE:

Freehold with vacant possession on completion.

#### COUNCIL TAX:

The property is a Band D with the amount payable for 2022/23 being £2,127.86.

#### SERVICES:

Main services of gas, electric, water and drainage are connected.

#### CODE: 10967 28/06/2022

#### TO VIEW THIS PROPERTY:

Please call 01225 706 860 or email [residentialsales@kavanaghs.co.uk](mailto:residentialsales@kavanaghs.co.uk)

