



518 Semington Road  
Melksham, SN12 6EA





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**We are delighted to offer for sale this 2 BEDROOM PERIOD SEMI DETACHED COTTAGE with views to the front across open fields in this SEMI RURAL LOCATION**

- Victorian 2 Bed Semi Detached
- Views Across Fields To Front
- Semi Rural Location
- 2 Reception Rooms
- 2 Double Bedrooms
- Gas C/H & Double Glazing
- Large Rear Garden
- Viewing Strongly Advised

Guide Price £255,000



## Description

We are delighted to offer for sale this 2 BEDROOM PERIOD SEMI DETACHED COTTAGE with views to the front across open fields in this semi rural location. The accommodation includes a living room with rural views and open fire, snug with beautiful stone fireplace and open fire, open plan kitchen/dining room with French doors to the garden & a separate utility room. Upstairs the master bedroom has panoramic views and there is a second double bedroom with a large family bathroom. The well-presented accommodation is complimented by a delightful rear garden with gated side access to the driveway, in this sought after location. In short we would advice an internal viewing to fully appreciate all that this property has to offer.

## Situation

Melksham has wide range of shopping facilities and services available in the town centre, yet is away from busy roads and streets. Melksham is a small market town with a variety of shopping, leisure and educational services. The Georgian city of Bath, (c.11 miles) and the ever expanding town of Chippenham (c.6 miles) both offer more comprehensive facilities in addition to access to the M4 Motorway via junction 17 and mainline railway links to Bristol Swindon and London (Paddington)

## Property Information

Council Tax Band: C

Freehold

Parking For 2 Cars

Gas Central Heating

EPC Rating: D



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.



Approximate Gross Internal Area = 92.0 sq m / 990 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID543423 / Ref:69963)

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