



Extended & Spacious | Three Bedrooms | Sitting Room | Kitchen / Dining Room | Extended Family Room Area | Bathroom & Sep W/C | Double Garage & Ample Parking | Gas Heating & Double Glazed | Enclosed Rear Garden |

Lock and Key independent estate agents are pleased to offer this spacious three bed end terrace property situated at the end of a cul-de-sac on the favoured eastern side of town. The accommodation is arranged over two floors and comprises an entrance porch, sitting room, kitchen / dining room and an extended family room area on the ground floor. To the first floor there are three bedrooms, a family bathroom and a W/C. Externally there is ample off road parking leading to a large garage and a private enclosed rear garden. The property further benefits from double glazing and gas heating. No Chain.

Situation:

Convenient access to the town centre of Melksham, the property is situated within a short distance of a local Co-Op store for the everyday needs, for a further range of amenities the town of Melksham is within a short distance with its shopping , recreational and educational facilities. The property is well situated for access to the neighbouring towns of Calne, Devizes, Corsham, Trowbridge and Chippenham with the latter hosting a mainline rail station with links to London (Paddington), a little further north can be found junction 17 providing access to the M4 corridor.

Accommodation:

Front door opening to:

Entrance Porch:



Double glazed window to side, further door to:

Sitting Room: 17'2" x 14'4"

Double glazed window to front, television point, stairs to first floor, radiator, door to:

Kitchen / Dining Room: 17'2" x 7'10"

A range of wall and base units and drawers with work surface over, stainless steel circular sink inset with washing machine and dishwasher, door to built-in pantry cupboard and further door leading to the double garage, opening to:

Family Room: 14'06" x 6'10"

Double glazed french doors with windows to either side opening onto the rear garden, two velux windows, opening shelving.

First Floor Landing:

Doors to all rooms.

Bedroom One: 11'0" x 9'03" + door recess

Double glazed window to front, built-in mirror fronted triple wardrobes, radiator.

Bedroom Two: 9'03" +door recess x 8'05" max

Double glazed window to rear, built-in mirror fronted triple wardrobes, radiator.

Bedroom Three: 7'11" x 7'07"

Double glazed window to front, built-in storage cupboard, radiator.

Family Bathroom:

Obscure double glazed window to rear. A white suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C, tiled walls, radiator.

W.C:

Low level W.C, wall mounted vanity wash hand basin, wall mounted gas boiler.

Externally:

The front is laid to block paving providing off road parking for three cars leading to the double garage.

Double Garage: 22'09" x 15'09"

Remote controlled electric roller door, power , light and water, personal door to house.

Rear Garden:

The enclosed rear garden is laid mainly to shingle with a decked area for ease of maintenance, gated rear access.

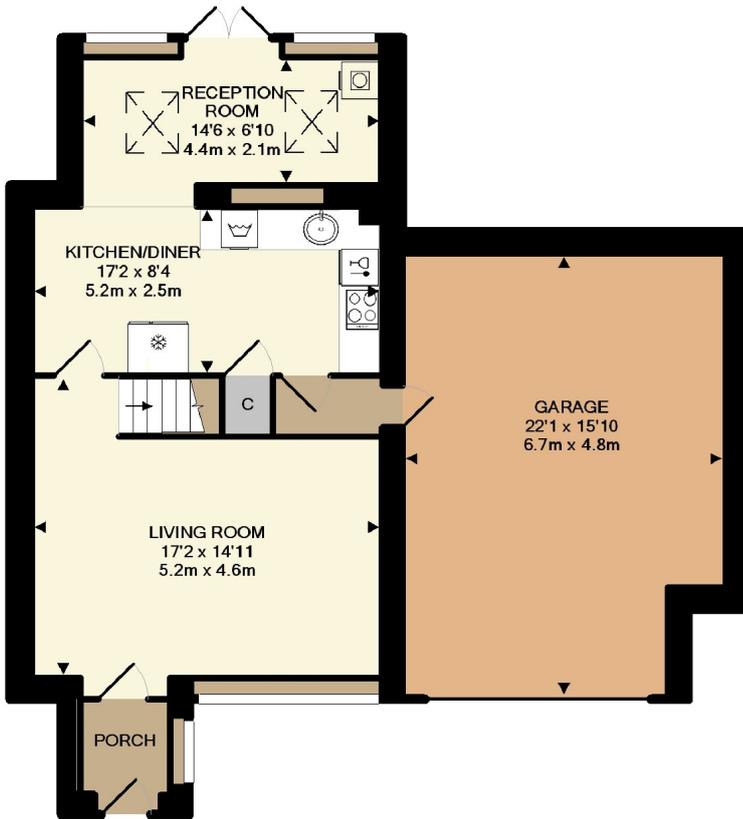
Directions:

From the agents office proceed to the High Street and turn right. At the roundabout take the first exit into Spa Road and take the fourth turning on the left into Queensway and continue along this road and take the sixth turning on the right into Blackmore Road, then take the next turning on the right into Ferris Grove where the property can be found towards the end of the cul-de-sac on the left hand side identified by our Lock and Key For sale board.

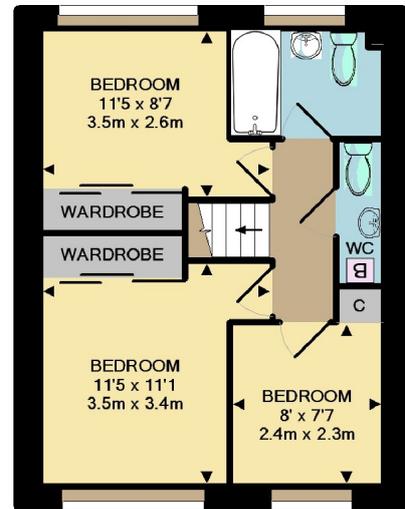
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Price: £220000



GROUND FLOOR



1ST FLOOR

13 FERRIS GROVE, MELKSHAM

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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