



**Rosemary Way**  
**Melksham**  
**Wiltshire**  
**SN12 7FS**

**Offers in Excess of £392,000**

**bettermove** 

# Rosemary Way

## Melksham

Bettermove are delighted to welcome to the market this charming 4 bedroom detached house in Melksham, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has a garage and driveway providing off road parking for at least 2 vehicles. The council tax band is E.

There are tenants living in the property - current rental yields can be obtained through Bettermove.

The interior of this well presented property comprises a spacious lounge, dining room, open plan kitchen/breakfast room and WC on the ground floor. The first floor consists of 4 bedrooms with an en suite shower room to the master, and the family bathroom. The exterior boasts enclosed gardens to the front and rear with lawn and patio seating areas, perfect for enjoying the summer months.

Situated in the sought after town of Melksham, the property is close to a wide range of amenities, including local shops, supermarkets, restaurants, cafes and pubs. Excellent transport connections can be found from the A350, A361 and Melksham rail station.

This exciting investment opportunity should not be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



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



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