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2 Scholars Way, Melksham, SN12 8FN

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Guide Price £155,000

Situated in Melkshams George Ward development, this is well presented 2 bedroom ground floor flat built by Persimmon homes.

- Ground Floor Flat
- 2 Bedrooms
- Gas Central Heating
- Double Glazed
- Allocated Parking for 2 Cars
- Communal Entrance

Leasehold

EPC Rating B









Situated in Melkshams George Ward development, this is well presented 2 bedroom ground floor flat built by Persimmon homes. Located at the entrance to the development which is in the Parish of Shurnhold, the property has a secure communal entrance door into the communal lobby and a private door to the apartment itself. Off the spacious internal hallway, which has wood effect laminate flooring and a useful cupboard there are doors to all the rooms. Both bedrooms are double, the main being to the rear and the second to the front which is carpeted. There is also a large bathroom with fitted white suite including a paneled bath. The main living area is open plan to the kitchen and is light and spacious. To one end is the kitchen which has a range of fitted wall and base units and built in appliances which includes a cooker and hob and space for a fridge freezer and washing machine. The boiler is tucked away in a wall cupboard. The open plan aspect provides the room with plenty of space and is completed by the living area to the far end which has French doors and windows to the front and is laid to wood effect laminate flooring continued from the hallway and floors the entire property with the exception of bedroom two. The property is double glazed throughout and warmed by a mains gas fired central heating system. Externally there is a communal grassed are to the rear and allocated parking for two cars. This property would make an ideal first home, investment or lock up and leave and is ready for immediate viewings.

Situation
Melksham is a former market town which has variety of shopping, leisure facilities, primary and secondary schools and supermarkets. Situated only 12 miles south of the M4 motorway, Melksham has good bus routes, road and rail links to Chippenham and by train onto Bath, Bristol and London. The Georgian city of Bath, (c.11 miles) and the ever expanding town of Chippenham and Trowbridge (c.6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively. Melksham is an ever expanding town with facilities matching the number of property developments planned and under construction.

Property information
Mains Services

Council Tax Band: A

Leasehold

Gas Central Heating

EPC Rating

Ground Floor Apartment



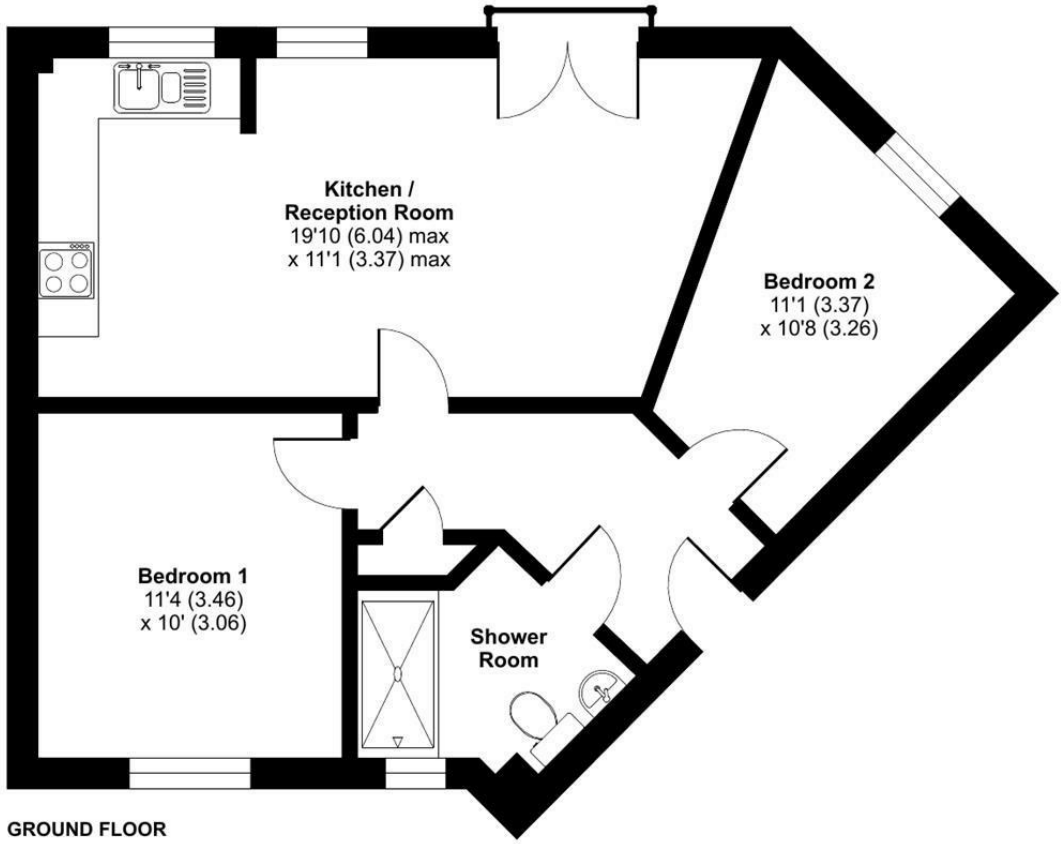




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Approximate Area = 595 sq ft / 55.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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