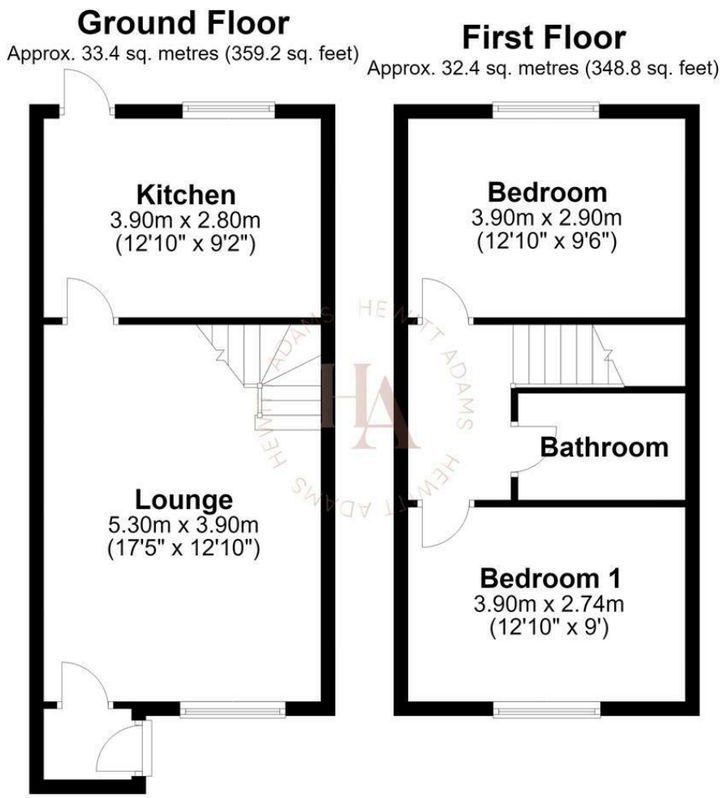


Total area: approx. 65.8 sq. metres (708.0 sq. feet)
For illustration purposes only - not to scale



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# Melksham Drive, Irby, CH61 4YE

## £220,000

2 Bedroom | 1 Reception | 1 Bathroom | E

Move Straight In – A Fantastic First Home or Downsizer's Dream!

Looking for a home you can simply unpack and enjoy? Hewitt Adams are delighted to offer to the market this well-presented two-bedroom semi-detached home on the ever-popular Melksham Drive in Irby.

Lovingly maintained by the owner, this is a property that's ready to move straight into, making it an ideal purchase for first-time buyers taking that exciting first step onto the property ladder or downsizers seeking comfortable, low-maintenance living in a great location.

In brief, the accommodation comprises an entrance porch, a bright and welcoming lounge, and a spacious kitchen diner overlooking the rear garden. Upstairs, there are two generous double bedrooms and a well-appointed family bathroom.

Outside, the property continues to impress with off-road driveway parking to the front, while the landscaped rear garden offers the perfect mix of patio and lawn—ideal for relaxing in the sunshine, entertaining friends, or enjoying a morning coffee.

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## Front Entrance
Into;

## Porch
Door into;

## Lounge
17'4" x 12'9" (5.3 x 3.90)
Double glazed window, radiator, power points, fireplace, door into the kitchen diner

## Kitchen Diner
12'9" x 9'2" (3.9 x 2.8)
Wall and base units, inset sink, integrated oven and hob, double glazed window, rear door

## UPSTAIRS

## Bedroom
12'9" x 9'6" (3.9 x 2.9)
Double glazed window, radiator, power points

## Bedroom
12'9" x 8'11" (3.9 x 2.74)
Double glazed window, radiator, power points

## Bathroom
Comprising bath with shower above, low level w.c, wash hand basin, towel rail

## EXTERNALLY
Front Aspect - Driveway, side access to rear garden

Rear Aspect - Patio and lawn

## Council Tax Band
B

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