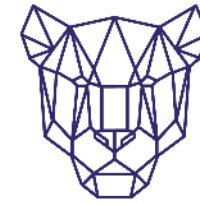


16 Berryfield Park, Melksham, SN12 6ED
Offers in the region of £250,000



**PANTERA
PROPERTY**



16 Berryfield Park, Melksham, SN12 6ED

Offers in the region of £250,000

- Two-bedroom semi-detached house.
- Driveway providing off street parking.
- No Onwards Chain.
- Lapsed planning for three-bedroom detached house.
- Planning reference 14/05698/FUL

Contacts:

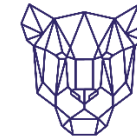
To enquire about this property or for further information, please get in touch with:

George Strachan

0330 118 6610

george@panteraproperty.com

Misrepresentation Act; 1. Pantera Property Limited on its own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.



**PANTERA
PROPERTY**

DESCRIPTION

Pantera Property proudly presents a charming two-bedroom semi-detached house, ideally located in a desirable neighbourhood. This home features a spacious driveway and a generous rear garden, perfect for family living and entertaining.

A standout feature is the lapsed planning permission for a three-bedroom detached property on the side elevation, offering a unique opportunity to add significant value and expand the property.

The house includes double glazing on both the front and rear elevations, ensuring energy efficiency, and gas central heating for year-round comfort. The house bathroom features a shower with space available to install a bath.

This property is a blank canvas with immense potential for customisation and modernisation, making it particularly attractive to investors and families seeking a home they can grow into.

Lapsed planning application: **14/05698/FUL**
Approved 19/08/2014.

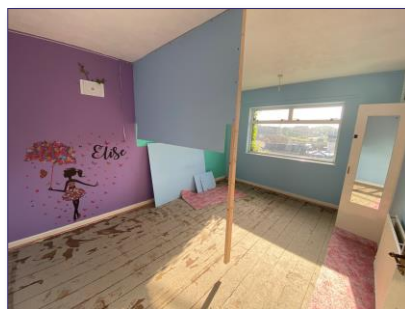
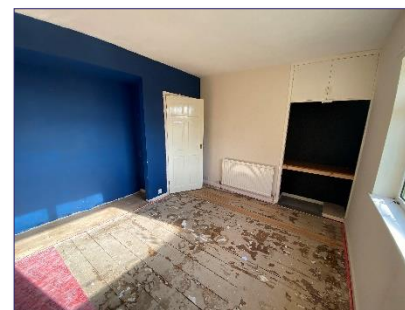
LOCATION

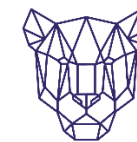
The property is located in Melksham, on Berryfield Park, which can easily be accessed off Semington Road. Specifically, the property is situated in a predominately residential area with an extensive range of local amenities within walking distance to the local pub, The New Inn.

VIEWINGS

Please call George at Pantera Property for viewing arrangements.

EPC to follow.





PANTERA
PROPERTY

