



**KINGSTONS**



## Speedwell Close

Melksham SN12 7TE

- No Onward Chain
- Three Bedrooms
- Close to Primary & Senior Schools
  - Cloakroom
- Garage & Driveway
- Popular Location
- Semi-Detached
- Kitchen/Diner
- Sunny Garden

**Asking Price £280,000 Freehold**



## **Hall**

Door to front elevation, doors to cloakroom and living room, radiator.

## **Cloakroom**

Fitted with a two piece suite comprising of wash hand basin and low-level WC, window to front elevation and radiator.

## **Living Room**

Window to front elevation, double doors to kitchen/diner, under stairs cupboard, stairs to first floor and radiator.

## **Kitchen/Diner**

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, space for fridge/freezer and washing machine, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, window, door and sliding doors to rear elevation, radiator.

## **Landing**

Window to side elevation, doors to bedrooms and bathroom, radiator.

## **Bedroom One**

Window to front elevation, built in wardrobe and radiator.

## **Bedroom Two**

Window to rear elevation, built in wardrobe and radiator.

**Bedroom Three**

Window to front elevation, cupboard and radiator.

**Bathroom**

Fitted with a three piece suite comprising of bath with shower over and glass screen, wash hand basin and low-level WC, window to rear elevation and radiator.

**Garden**

Fully enclosed with areas of lawn, two patios and mature tree and shrubs.

**Garage**

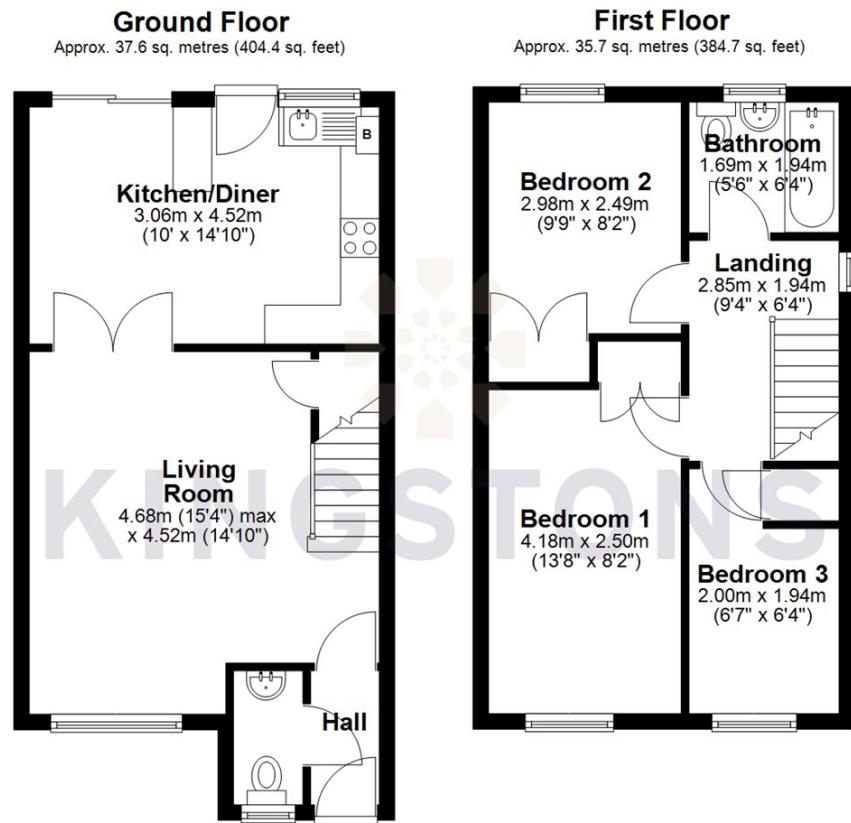
Courtesy door to rear elevation, up and over door to front elevation, power and light.

**Driveway**

Split into areas of gravel and tarmac with space for two vehicles.



Local Authority **Wiltshire**  
Council Tax Band **C**  
EPC Rating **D**



Total area: approx. 73.3 sq. metres (789.1 sq. feet)

**KINGSTONS**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

