



## Caretakers Close

Melksham SN12 8FR

- Three double bedrooms
- Driveway for two cars
  - Enclosed garden
- Ideal for commuters
- En-suite main bedroom
- Ample visitor parking
- Toilet on every floor
- Close to bus stops and train station

**£265,000 Freehold**



### **Porch**

External door to front, radiator and door to living room.

### **Living Room**

14'9" x 11'10"

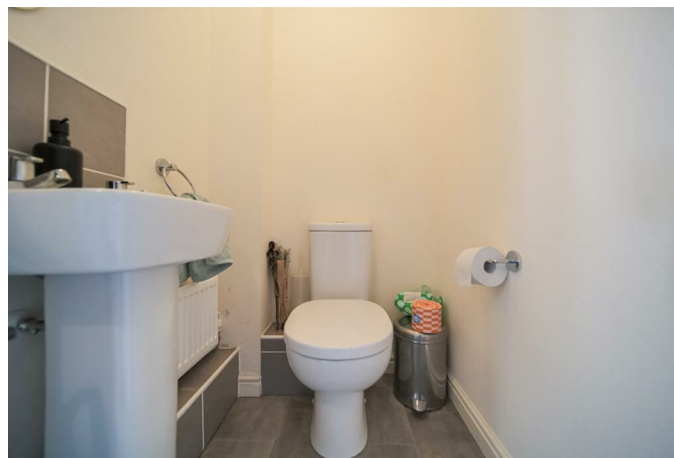
Window to front elevation, radiator and door to inner hall.

### **Inner Hall**

Stairs to first floor and doors to kitchen/diner and WC.

### **WC**

Fitted with two piece suite comprising wash hand basin and WC with radiator.



### **Kitchen/Diner**

8'10" x 11'11"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, window to rear elevation, radiator, space for washing machine and fridge/freezer and double doors to garden.

### **Landing**

Radiator, stairs to second floor and doors to bathroom, bedrooms two and three.

### **Bedroom Two**

8'10" x 11'10"

Two windows to front elevation and radiator.

### **Bedroom Three**

8'11" x 11'11"

Window to rear elevation and radiator.

### **Bathroom**

Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC with radiator.

### **Landing**

Door to bedroom one.

### **Bedroom One**

Bay window to front elevation, radiator and door to en-suite.

### **En-suite**

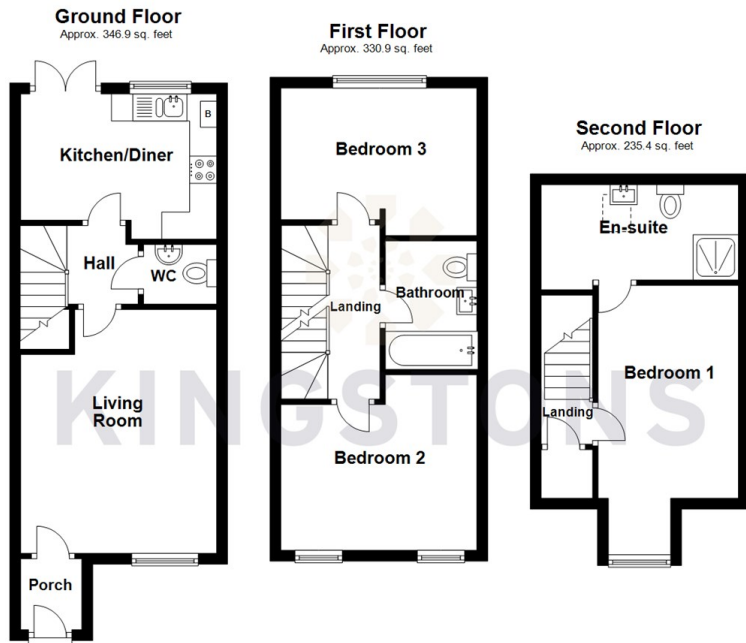
Fitted with three piece suite comprising shower enclosure, wash hand basin and WC, skylight and radiator.

### **Outside**

Driveway parking for two vehicles and enclosed rear garden with rear access.



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



Total area: approx. 913.2 sq. feet



  
**KINGSTONS**  
Melksham Office

11 High Street, Melksham,  
Wiltshire, SN12 6JR

**Contact**

01225709115  
sales@kingstons.biz  
www.kingstons.biz

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.