Cranesbill Road

Melksham SN12 7GN

- Three bedroom semi-detached
- Kitchen/diner layout
- Close to green space
- Stones throw from shop
- En-suite main bedroom
- Garage with parking space
- Near outstanding schools
- Walking distance to park

£300,000 Freehold

Hall
External door to front, radiator, stairs to first floor and door to living room.

Living Room
14'8" x 11'9"
Window to front elevation, radiator, under stairs storage and door to kitchen/diner.

Kitchen/Diner
11'9" x 11'9"
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge/freezer and dishwasher, fitted oven and four ring hob, radiator, opening to utility and two windows and double door to rear elevation.

Utility
5'7" x 3'2"
Space for washing machine with worktop space over, boiler and door to WC.

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

Landing
Storage cupboard, over stairs storage, doors to bedrooms and bathroom.

Bedroom One
10'2" x 8'8"
Window to front elevation, fitted wardrobe, radiator and door to en-suite.

En-suite
Fitted with three piece suite comprising shower enclosure, wash hand basin and WC with heated towel rail.

Bedroom Two
10'0" x 8'8"
Window to rear elevation and radiator.

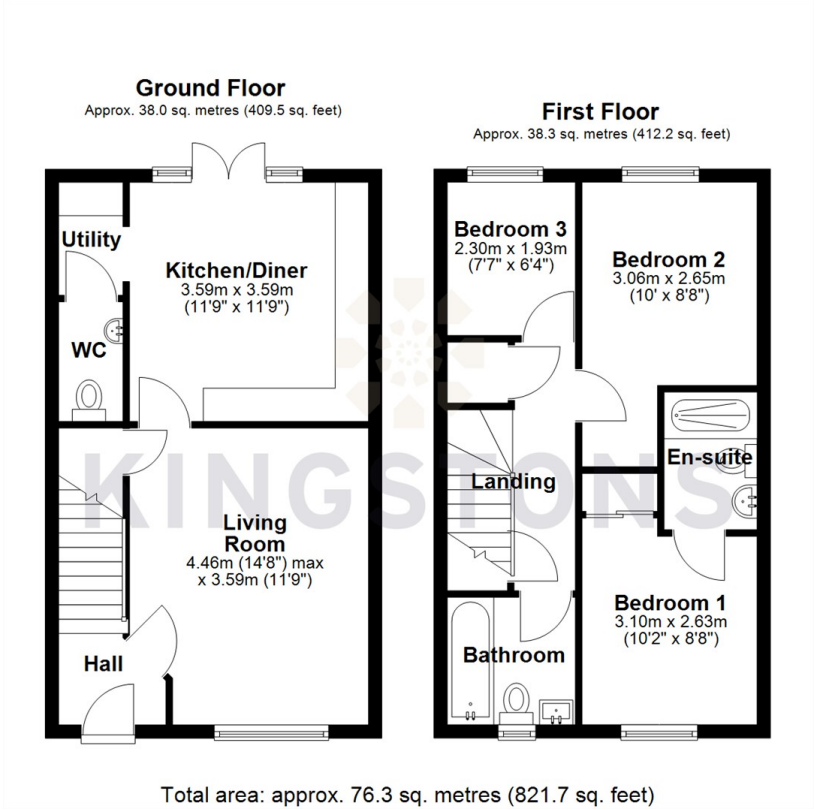
Bedroom Three
7'7" x 6'4"
Window to rear elevation and radiators.

Bathroom
Fitted with three piece suite comprising bath with shower attachment, wash hand basin and WC, window to front elevation and heated towel rail.

Outside
Enclosed rear garden with side access.

Garage located behind property with parking space in front.

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



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.