



Cicely Grove

Melksham SN12 6ZS

- Vendor Suited
- Main Bedroom with En-suite
- Parking for Two Vehicles
- Approx. 7 Years NHBC Warranty
- Downstairs Toilet
- Modern Kitchen/Diner
- Enclosed Garden with Side Access
- Three Bedroom Semi-Detached
- Walking Distance to Town Centre

£325,000 Freehold





Hall

External doors, stairs to first floor and door to living room.

Living Room

13'0" x 12'0"

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

Inner Hallway

Doors to kitchen/diner and WC with access to under stairs storage.

Kitchen/Diner

10'0" x 15'1"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge/freezer and slimline dishwasher, space for washing machine, fitted oven and four ring gas hob, window to rear elevation, radiator and double doors to garden.



WC

Fitted with two piece suite comprising wash hand basin and WC with window to side elevation and radiator.

Landing

Doors to bedrooms and bathroom.

Bedroom One

12'0" x 10'0"

Window to front elevation, fitted wardrobes, radiator and folding door to en-suite.

En-suite

Fitted with three piece suite comprising shower enclosure, wash hand basin and WC with window to front elevation and radiator.

Bedroom Two

10'8" x 8'11"

Window to rear elevation and radiator.

Bedroom Three

9'6" x 6'11"

Window to rear elevation and radiator.

Bathroom

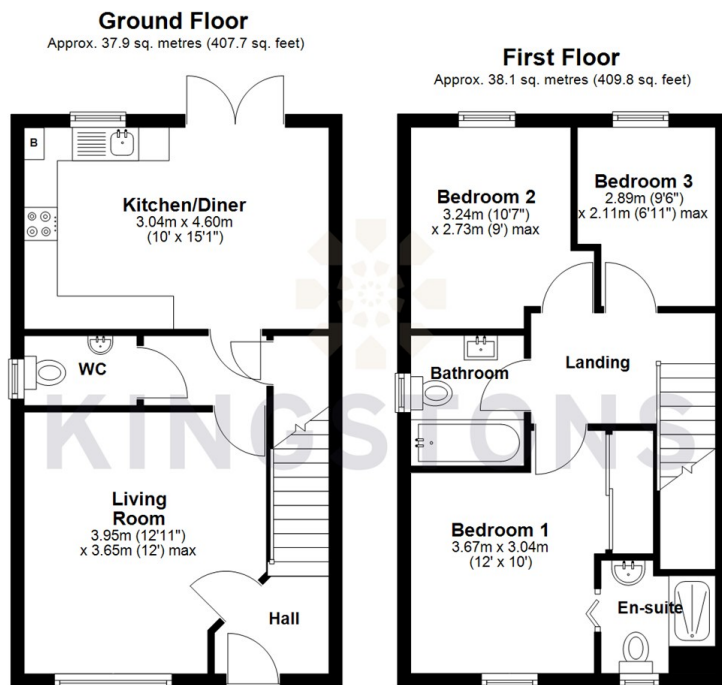
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, window to side elevation and heated towel rail.

Outside

Front lawn area, parking for approximately two vehicles and enclosed rear garden with side access.



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



Total area: approx. 75.9 sq. metres (817.5 sq. feet)




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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.