



Vincent Close Melksham SN12 7HZ

- Three spacious bedrooms
- Generous lounge/diner
- Walking distance to shops
 - Near green spaces
- Viewing recommended
- Modern terraced house
- Garage and driveway parking
- Close to Outstanding rated school
- Proximity to pubs and bus stops

Asking Price £230,000 Freehold



Porch

External door to side, window to front elevation and door to lounge/diner.

Lounge/Dining Room

23'0" x 18'0"

Two windows to front elevation, two radiators, stairs to first floor, sliding door to garden and opening to kitchen.

Kitchen

11'3" x 9'0"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, washing machine and cooker, window to rear elevation and storage cupboard.



Landing

8'6" x 7'0"

Storage cupboard with doors to bedrooms and bathroom.

Bedroom One

11'4" x 10'8"

Window to rear elevation and radiator.

Bedroom Two

11'6" x 9'7"

Window to front elevation and radiator.

Bedroom Three

8'4" x 8'0"

Window to front elevation, over stairs storage and radiator.

Bathroom

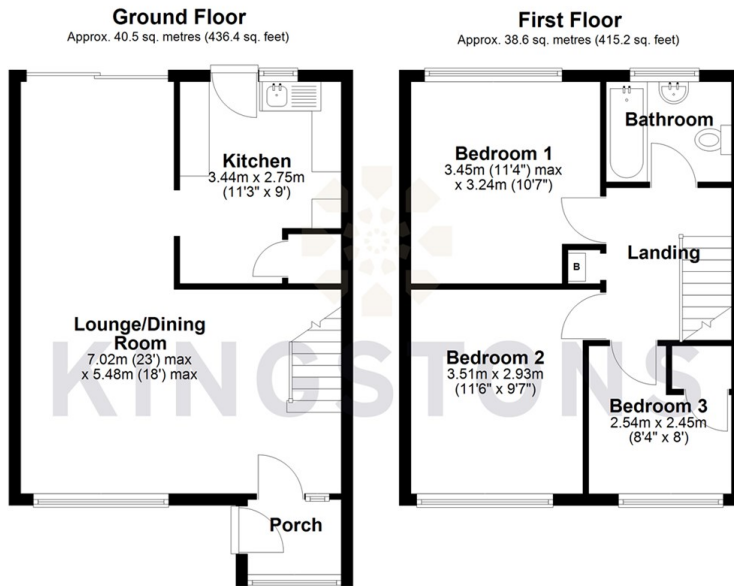
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, window to rear elevation and heated towel rail.

Outside

Garage in block, front garden and enclosed rear garden with rear access.



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



Total area: approx. 79.1 sq. metres (851.6 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.