



Birch Grove

Bowerhill, Melksham SN12 6SB

- Viewing recommended
 - Four bedrooms
 - Enclosed rear garden
- Walking distance to Kennet & Avon Canal
- Detached house in Bowerhill
- Garage and driveway parking
- Near primary and secondary schools

£400,000 Freehold



Location

Hallway

Radiator, stairs to first floor, under stair storage cupboard, doors to living room, kitchen and w/c.

Lounge/Dining Room

24'2" x 14'3"

Window to front elevation, two radiators, patio door to garden.

Kitchen

10'5" x 10'4"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, space for under counter fridge/freezer, built in electric oven and electric hob, window to rear elevation, radiator, door to utility, storage cupboard.

Utility

3'7" x 8'6"

Space for under counter fridge/freezer and washing machine, window to rear elevation, door to garden and door to garage.

WC

Fitted with two piece suite comprising w/c and wash hand basin, window to front elevation, radiator.

Bedroom One

12'7" x 11'7"

Window to front elevation, storage cupboard, radiator.

Bedroom Two

9'7" x 13'1"

Window to rear elevation, storage cupboard, radiator.

Bedroom Three

12'4" x 8'7"

Window to front elevation, storage cupboard, radiator.

Bedroom Four

9'6" x 8'11"

Window to front elevation, storage cupboard, radiator.

Bathroom

Fitted with three piece suite comprising wash hand basin, bath with shower with over and WC, window to rear elevation, radiator.

Landing

Storage cupboard, window to rear and doors leading to bedrooms and bathroom.

Garage

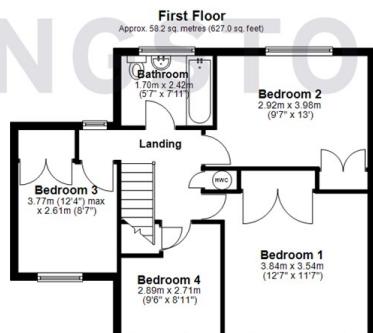
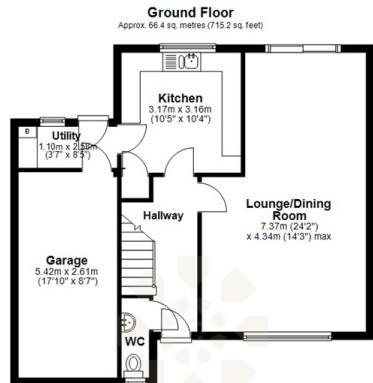
Up and over door, door to utility.

Outside

Driveway parking, enclosed rear garden.



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



Total area: approx. 124.7 sq. metres (1342.2 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.

