



## Bowmans Court

Melksham SN12 7FF

- No chain
- Kitchen/diner
- Garage with garden access
- Close to green space
- Three bedrooms
- Downstairs toilet
- Enclosed rear garden
  - Parking
- Near shops and pubs

**£260,000 Freehold**



### **Hall**

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

### **Living Room**

14'8" x 13'0"

Window to side and front elevations, two radiators and door to kitchen/diner.

### **Kitchen/Diner**

8'1" x 12'10"

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



### **WC**

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

### **Landing**

Window to front elevation, airing cupboard, radiator, stairs to second floor and doors to bedrooms two and three and bathroom.

### **Bedroom Two**

8'7" x 12'10"

Window to rear elevation and radiator.

### **Bedroom Three**

7'10" x 6'7"

Window to front elevation and radiator.

### **Bathroom**

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

### **Bedroom One**

14'1" x 12'11"

Skylight to rear elevation, radiator and access to eaves front and back.

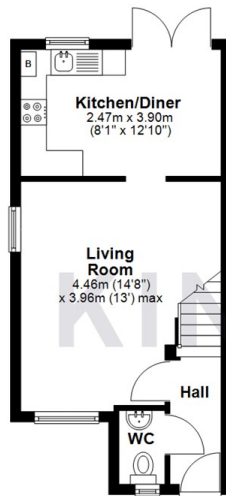
### **Outside**

Enclosed rear garden with side access, garage with pedestrian access from garden and driveway parking in front.

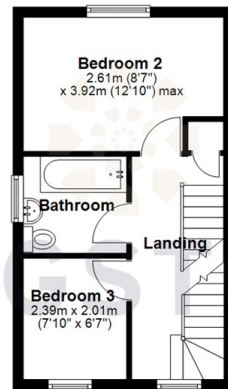


Local Authority **Wiltshire**  
Council Tax Band **C**  
EPC Rating **D**

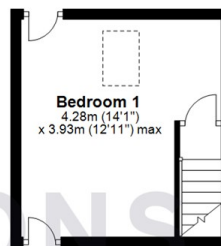
**Ground Floor**  
Approx. 30.8 sq. metres (331.7 sq. feet)



**First Floor**  
Approx. 27.6 sq. metres (296.9 sq. feet)



**Second Floor**  
Approx. 16.7 sq. metres (179.9 sq. feet)



Total area: approx. 75.1 sq. metres (808.6 sq. feet)



  
**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.