




KINGSTONS



The Close

MELKSHAM SN12 6AG

- Three bedrooms, semi-detached
 - Good size conservatory
- Recently fitted modern bathroom
- Short, flat walk to Melksham town
 - Newly fitted roof and plumbing
- Additional flexible reception room
 - Driveway parking available
 - Quiet cul-de-sac location
 - Garage with large workshop
- Popular area, viewing recommended

£300,000 Freehold



Porch

Sliding door to front and door to hall.

Hall

Stairs to first floor with understairs storage and window, doors to living room and kitchen.

Living Room

20'6" x 10'8"

Window to front and side elevation with two radiators.

Kitchen

13'6" x 5'11"

Fitted with matching range of base and eye level units, stainless steel sink, space for washing machine and cooker with extractor over, door to study and opening to conservatory.

Study

5'10" x 10'8"

Double door to conservatory.



Conservatory

Windows to rear and side elevations, radiator and double door to garden.

Landing

8'9" x 6'8"

Window to side elevation and doors to bedrooms and bathroom.

Bedroom One

13'1" x 9'11"

Box bay window to front elevation, fitted wardrobes and radiator.

Bedroom Two

13'5" x 9'11"

Box bay window to front elevation, fitted wardrobes and radiator.

Bedroom Three

7'5" x 6'8"

Window to front elevation and radiator.

Bathroom

5'11" x 6'8"

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

Outside

Driveway parking, enclosed rear garden with side access and garage.

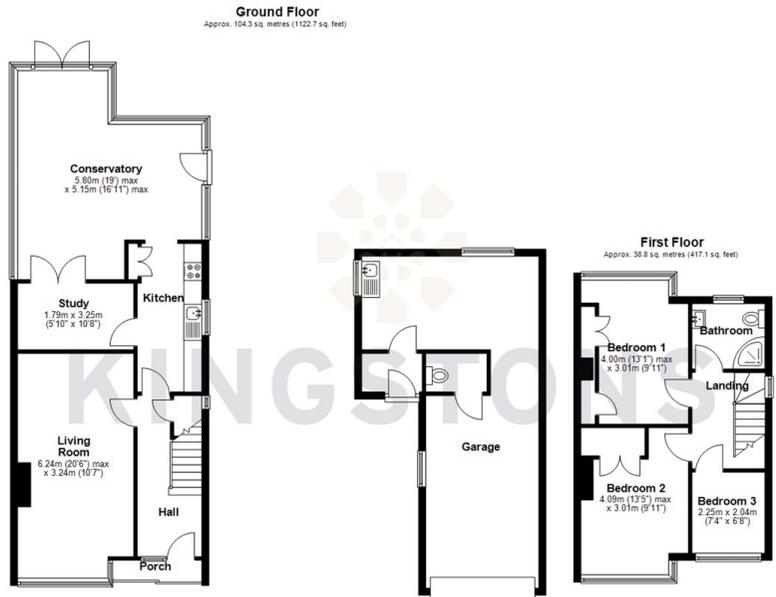
Garage

Windows to side and rear elevations,

up and over garage door and pedestrian door.



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



Total area: approx. 143.1 sq. metres (1539.8 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.