



Semington Road

Melksham, Wiltshire SN12 6DW

- Immaculately presented cottage
 - Modern throughout
 - En-suite to main bedroom
 - Feature fireplace
 - Enclosed rear garden
- Characterful semi-detached house
 - Three double bedrooms
 - Generous living room
 - Separate dining room
 - Garage and parking

£450,000 Freehold





Porch

External door and doors to living room and WC.

WC

4'11" x 2'8"

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

Living Room

16'8" x 20'8"

Two windows to front elevation, fireplace with storage either side and doors to kitchen and dining room.

Kitchen

9'6" x 13'3"

Fitted with a matching range of base and eye level units, 1+1/2 bowl sink, integrated fridge/freezer and dishwasher, space for washing machine and range cooker, window to side and rear elevations, radiator and external door to garden.



Dining Room

16'6" x 13'4"

Window to front and rear elevations, stairs to first floor with storage under and trading.

Landing

3'11" x 14'9"

Doors to bedrooms and bathroom.

Bedroom One

12'4" x 9'11"

Window to front elevation, over stairs storage, radiator and door to en-suite.

En-suite

3'8" x 9'9"

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

Bedroom Two

12'6" x 11'1"

Window to front elevation, fitted wardrobes and radiator.

Bedroom Three

12'7" x 9'5"

Window to front elevation, storage area and radiator.

Bathroom

14'1" x 5'11"

Fitted with three piece suite comprising bath, wash hand basin and WC,

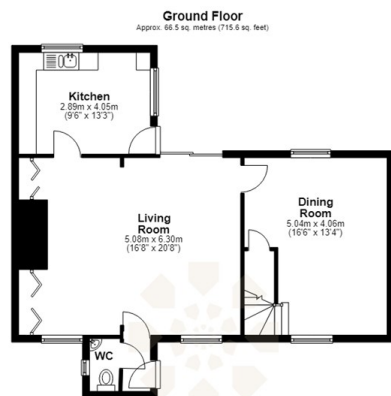
window to side elevation and storage cupboard.

Outside

Enclosed rear garden with side access. Garage with driveway parking for approximately three vehicles.



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



Total area: approx. 125.5 sq. metres (1350.7 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.

