



Leaze Road Melksham SN12 7EX

- Driveway Parking for 2-3 Cars
- Two Reception Rooms
- Loft Room
- Near River Walk and Pubs
- Three Bedroom Semi-Detached
- Utility Area
- Close to Town Centre

Asking Price £290,000 Freehold



Hallway

External door to side, radiator, stairs to first floor, door to utility area and opening to living room.

Living Room

14'0" x 11'9"

Window to rear elevation, radiator, opening to dining room and kitchen.

Kitchen

12'11" x 9'3"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, built-in dishwasher, space for fridge/freezer and cooker, window to side elevation, radiator and external door to rear elevation.



Dining Room

10'5" x 13'7"

Window to front elevation and radiator.

Utility Area

5'5" x 7'6"

Worktop over with space for washing machine and tumble dryer and window to front elevation.

Landing

Window to front elevation and doors to bedrooms and bathroom with ladder access to loft room.

Bedroom One

13'11" x 12'6"

Window to rear elevation, fitted wardrobes and radiator.

Bedroom Two

10'6" x 13'9"

Window to front elevation fitted wardrobes and radiator.

Bedroom Three

8'10" x 8'8"

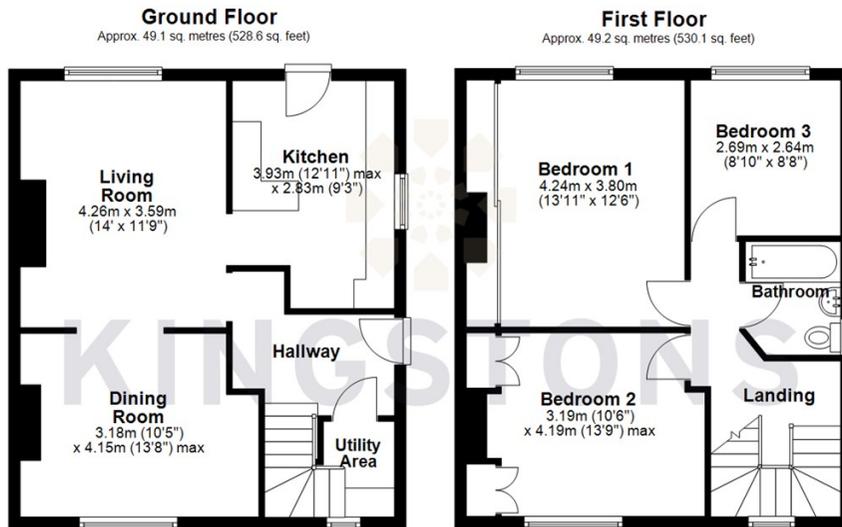
Window to rear elevation and radiator.

Bathroom

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



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



Total area: approx. 98.3 sq. metres (1058.6 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.