



## Kenilworth Gardens

Melksham SN12 6AF

- Vendor Suited
- Three Bedrooms
- Semi-Detached
- Popular Area
- Generous Garden
- Two Reception Rooms

**£264,000 Freehold**



### **Hallway**

External door with window to front elevation, radiator, stairs to first floor and doors to Living Room, Dining Room and Kitchen.

### **Living Room**

13'3" x 11'6"

Window to front elevation and radiator.

### **Dining Room**

13'0" x 10'9"

External door and window to rear elevation and radiator.

### **Kitchen**

13'5" x 6'9"

Fitted with a range of base level units, stainless steel sink, space for fridge and washing machine, window to side elevation and external door to rear elevation.

### **Landing**

Window to side elevation, radiator and doors to Bedrooms and Bathroom.



**Bedroom One**

13'0" x 10'3"

Box window to rear elevation, storage cupboard and radiator.

**Bedroom Two**

13'11" x 10'2"

Box window to front elevation, storage cupboard and radiator.

**Bedroom Three**

7'5" x 6'9"

Window to front elevation and radiator.

**Bathroom**

5'11" x 6'8"

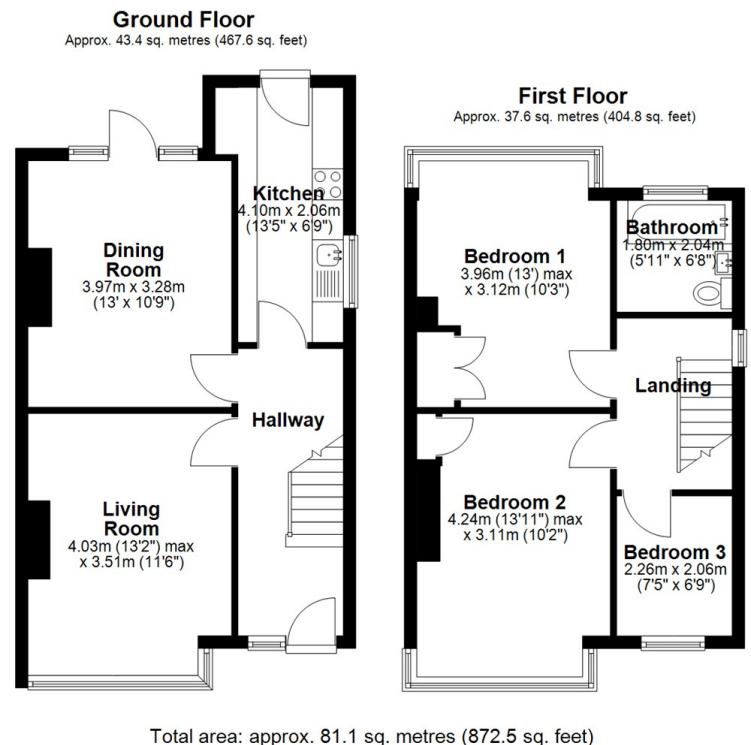
Fitted with three piece suite comprising bath with shower over and shower curtain, wash hand basin and WC, window to rear elevation.

**Outside**

Driveway parking to front and enclosed rear Garden with side access. Owned solar panels less than a year old.



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



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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.