



Harvard Close

Bowerhill, Melksham SN12 6FB

- Detached
- Enclosed rear garden
- Popular Bowerhill location
- Close to Kennet and Avon Canal
- NO CHAIN
- En-suite master bedroom
- Driveway parking
- Walking distance to schools
- Viewing recommended

Asking Price £260,000 Freehold



Hall

Door to w/c and dining room, radiator.

Living Room

12'10" x 10'11"

Radiator, patio door to enclosed rear garden.

Kitchen

9'7" x 7'3"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for under counter fridge and dishwasher, built-in electric oven, built-in four ring gas hob, window to rear elevation, radiator, door to enclosed rear garden.

Dining Room

13'0" x 10'7"

Window to front elevation, storage cupboard, radiator, stairs to first floor, doors to living room, kitchen and reception room.



Reception Room

9'10" x 7'8"

Window to side elevation, storage cupboard, radiator, door to utility room.

WC

Fitted with two piece suite comprising w/c and sink, window to front elevation and radiator.

Utility

6'1" x 7'8"

Space for washing machine, tumble dryer and fridge freezer.

Bedroom One

9'7" x 10'6"

Window to rear elevation, built in wardrobe, door to en-suite.

En-suite

4'10" x 8'2"

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

Bedroom Two

10'0" x 9'7"

Window to front elevation, radiator.

Bedroom Three

9'10" x 8'10"

Window to front elevation, radiator.

Bathroom

4'7" x 7'3"

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

Landing

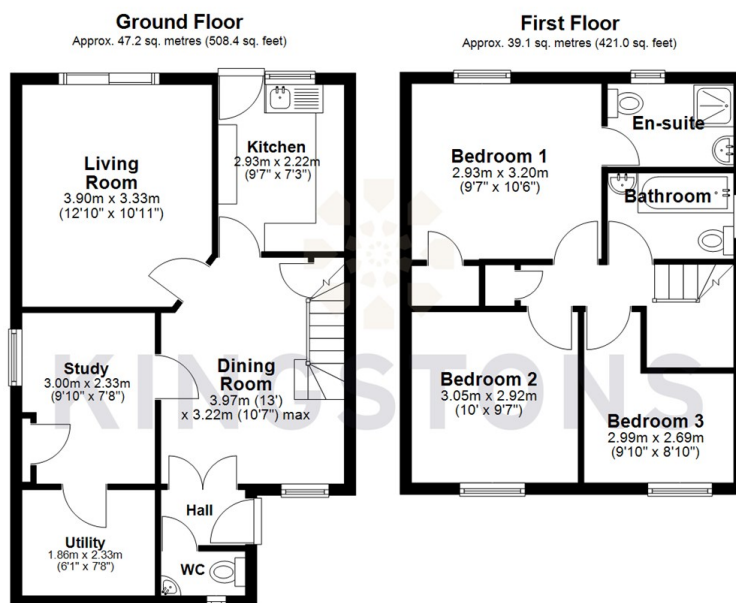
Doors to bedrooms and bathroom, storage cupboard.

Outside

Driveway parking, enclosed rear garden.



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



Total area: approx. 86.3 sq. metres (929.4 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.

