



## Cornflower Way

Melksham SN12 7SN

- Three Bedroom Semi Detached
  - Downstairs Toilet
  - Green Space Behind
  - Close to Local Shops
- Additional Reception Room
  - Driveway Parking
  - Stones Throw from Park
  - West Facing Garden

**£280,000**







### **Hall**

External door to front elevation, storage cupboard, radiator, stairs to first floor, opening to kitchen and doors to lounge/diner and WC.

### **Kitchen**

8'1" x 8'3"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge and washing machine, fitted oven, four ring gas hob with extractor hood over, wall mounted boiler, window to front elevation and radiator.

### **Lounge/Diner**

16'5" x 14'10"

Window to rear and external double doors to rear elevation, two radiators and door to inner hall.

### **Inner Hall**

Opening to reception room with storage area under stairs.



### **Reception Room**

12'7" x 8'6"

Window and external door to rear elevation, radiator, worktop space with storage under and space for tumble dryer and freezer storage, door to store.

### **Store**

Enclosed area with storage space.

### **WC**

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

### **Landing**

Airing cupboard and doors to bedrooms and bathroom.

### **Bedroom One**

11'5" x 8'2"

Window to rear elevation, fitted wardrobes and radiator.

### **Bedroom Two**

10'11" x 8'4"

Window to front elevation, fitted wardrobes and radiator.

### **Bedroom Three**

8'3" x 6'4"

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 front elevation and radiator.

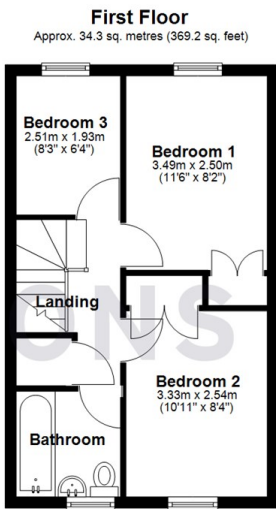
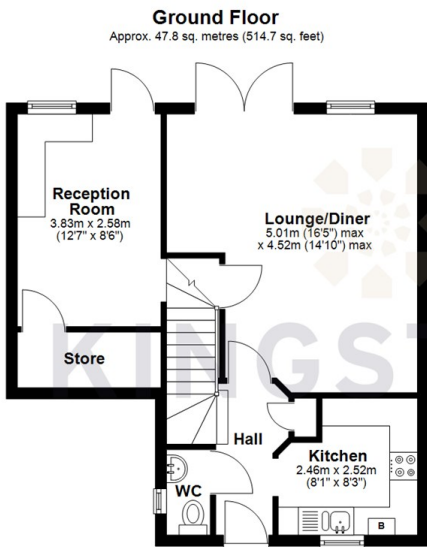
### **Outside**

Driveway parking and enclosed rear garden.





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



Total area: approx. 82.1 sq. metres (883.8 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.