



Tangmere Close

Bowerhill, Melksham SN12 6XW

- No Chain
- Three Bedroom Detached
- Garage and Driveway Parking
- Walking Distance to Shop and Pub
- Sought after Location
- Utility Room
- Downstairs Toilet
- Near Kennet and Avon Canal

Asking Price £340,000 Freehold





Hall

External door, stairs to first floor with under stairs storage, radiator and doors to kitchen, lounge/diner and WC.

Lounge/Diner

22'2" x 11'9"

Bay window to front elevation, two radiators and window to rear elevation.

Kitchen

9'7" x 10'3"

Fitted with a matching range of base and eye level units with worktop space over, sink, built-in oven and hob, window to rear elevation, radiator and opening to utility.

Utility

6'6" x 11'2"

Fitted with a matching range of base and eye level units with worktop space over, space for fridge/freezer, washing machine and tumble dryer, window to rear elevation and door to garden.



WC

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

Landing

Doors to bedrooms and bathroom.

Bedroom One

12'5" x 10'8"

Window to rear elevation, fitted wardrobes and radiator.

Bedroom Two

9'3" x 10'8"

Window to front elevation and radiator.

Bedroom Three

9'7" x 9'3"

Window to rear elevation, fitted wardrobes and storage cupboard with radiator.

Bathroom

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

Garage

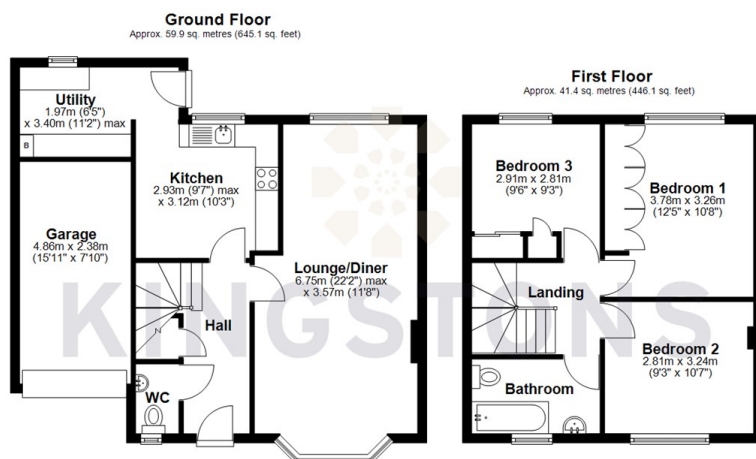
Up and over door with power and light.

Outside

Enclosed rear garden with side access and parking in front of garage.



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



Total area: approx. 101.4 sq. metres (1091.1 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.

