



Methuen Avenue

Melksham SN12 7AJ

- Four spacious bedrooms
- Three reception rooms
- Generous south-facing garden
- Close to parks and walks
- Near shops and bus stops
- Two modern bathrooms
- Kitchen/diner layout
- Driveway for two cars
- Walking distance to pub
- Flexible accommodation

£310,000 Freehold





Hall

External door and windows to front elevation, stairs to first floor and doors to living room and study.

Living Room

19'1" x 13'0"

Window to front elevation, two radiators and opening to play room.

Play Room

9'2" x 9'10"

Radiator and patio doors to rear.

Kitchen/Dining Room

19'5" x 10'8"

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/freezer and dishwasher, window to rear and side elevations, patio to rear and radiator.



Study

5'10" x 5'10"

Window to side elevation, storage cupboard and radiator.

Landing

8'0" x 7'8"

Window to side elevation, radiator and doors to bedrooms and bathrooms.

Bedroom One

9'11" x 14'7"

Window to front elevation and radiator.

Bedroom Two

9'2" x 9'9"

Window to rear elevation and radiator.

Bedroom Three

8'11" x 10'2"

Radiator and light tunnel.

Bedroom Four

10'9" x 5'7"

Window to front and side elevations with radiator.

Bathroom

Fitted with four piece suite comprising, bath with separate shower, double wash hand basin and WC, window to rear elevation and heated towel rail.

WC

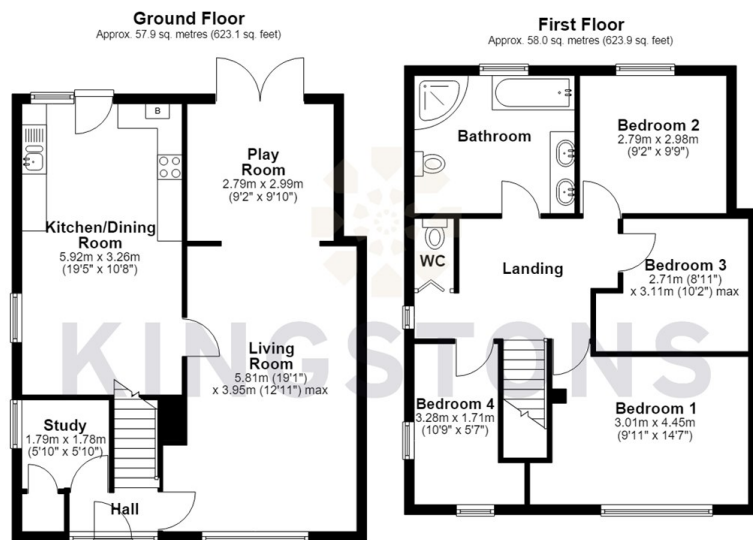
Fitted with two piece suite comprising wash hand basin and WC.

Outside

Enclosed rear garden with side access and driveway parking for approx. 2 vehicles.



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



Total area: approx. 115.9 sq. metres (1247.0 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.