



Basil Drive Melksham SN12 6LT

- Three Bedrooms
- Kitchen/Diner
- Parking for 2-3 Vehicles
- Nearly New
- Generous Bedrooms
- Utility Room
- Semi-Detached

Asking Price £305,000 Freehold





Hallway

Door from Outside, door to Living Room and stairs to First Floor.

Living Room

14'6" x 10'11"

Window to front elevation, radiator, under stairs storage and door to Kitchen/Diner.

Kitchen/Dining Room

12'2" x 10'5"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, space for dishwasher and fridge/freezer, integrated oven and hob, two radiators, windows and double doors to rear elevation, door to Utility Room.

Utility

6'7" x 3'6"

Space for washing machine, combination boiler and door to WC.



WC

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

First Floor Landing

Stairs to second floor, storage cupboard and doors to Bedrooms Two, Three and Bathroom.

Bedroom Two

9'6" x 14'1"

Window to rear elevation and radiator.

Bedroom Three

10'3" x 7'4"

Window to front elevation and radiator.

Bathroom

Heated towel rail, window to side elevation and fitted with three piece suite comprising bath with hand shower attachment, wash hand basin and WC,.

Second Floor Landing

Door to Main Bedroom.

Main Bedroom

20'10" x 10'8"

Window to front elevation, radiator, door to En-Suite and fitted wardrobes.

En-suite

5'9" x 7'11"

Radiator and fitted with three piece

suite comprising with shower enclosure, wash hand basin and WC.

Outside

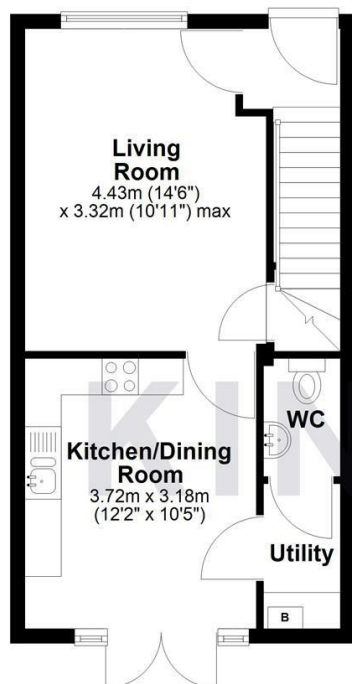
Enclosed rear garden with gate from driveway. Parking for 2-3 cars.



Local Authority **Wiltshire**
Council Tax Band **D**
EP

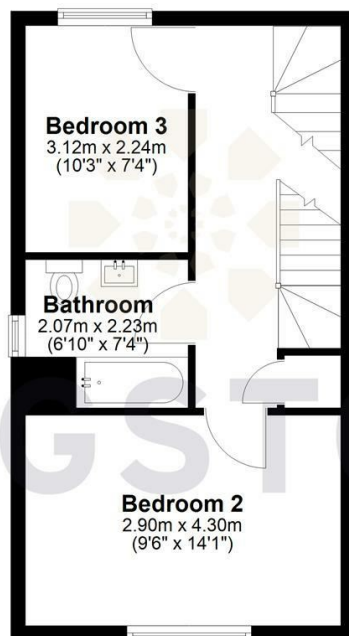
Ground Floor

Approx. 35.9 sq. metres (385.9 sq. feet)



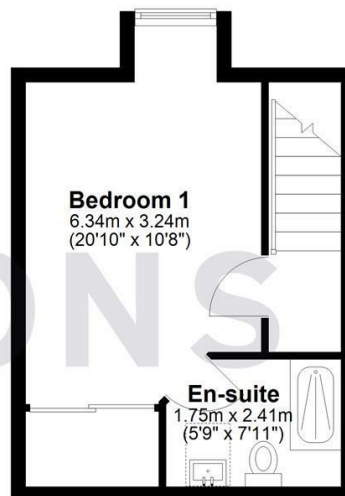
First Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



Second Floor

Approx. 25.0 sq. metres (269.6 sq. feet)



Total area: approx. 96.7 sq. metres (1040.6 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.

