



## Cicely Grove

Melksham SN12 6ZS

- Vendor Suited
- Main Bedroom with En-suite
- Parking for Two Vehicles
- Approx. 7 Years NHBC Warranty
- Downstairs Toilet
- Modern Kitchen/Diner
- Enclosed Garden with Side Access
- Three Bedroom Semi-Detached
- Walking Distance to Town Centre

**£325,000 Freehold**







### **Hall**

External doors, stairs to first floor and door to living room.

### **Living Room**

13'0" x 12'0"

Window to front elevation, radiator and door to inner hallway.

### **Inner Hallway**

Doors to kitchen/diner and WC with access to under stairs storage.

### **Kitchen/Diner**

10'0" x 15'1"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge/freezer and slimline dishwasher, space for washing machine, fitted oven and four ring gas hob, window to rear elevation, radiator and double doors to garden.



## **WC**

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

## **Landing**

Doors to bedrooms and bathroom.

## **Bedroom One**

12'0" x 10'0"

Window to front elevation, fitted wardrobes, radiator and folding door to en-suite.

## **En-suite**

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

## **Bedroom Two**

10'8" x 8'11"

Window to rear elevation and radiator.

## **Bedroom Three**

9'6" x 6'11"

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 side elevation and heated towel rail.

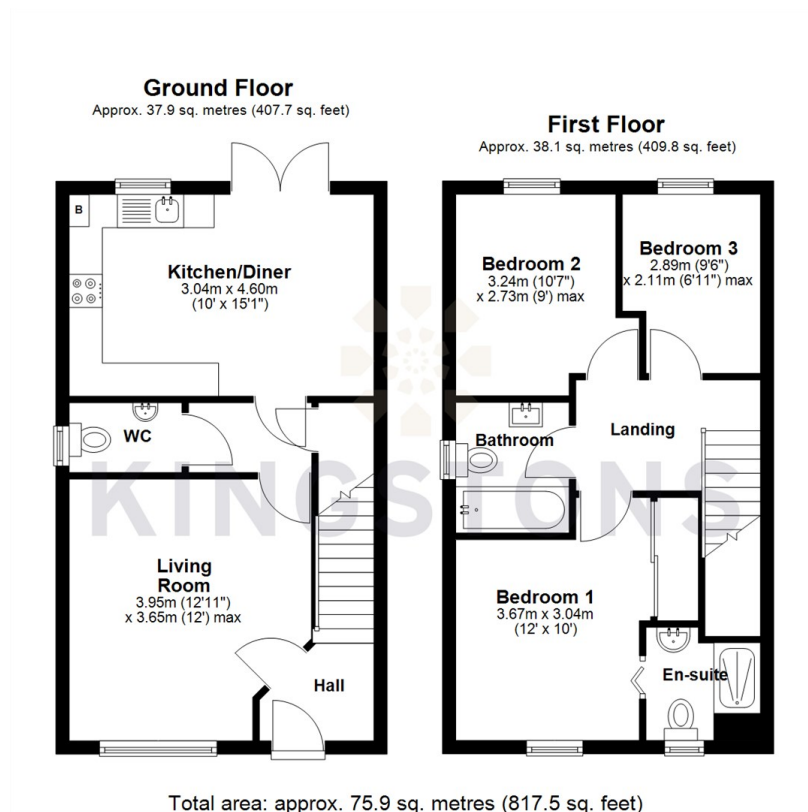
## **Outside**

Front lawn area, parking for approximately two vehicles and enclosed rear garden with side access.





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



  
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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.