



Tedder Gardens

Bowerhill, Melksham SN12 6WA

- Immaculately Presented Home
- En-suite and Downstairs Toilet
 - Landscaped Garden
- Approx. 6 Years NHBC Warranty Remaining
 - Near Kennet & Avon Canal
- Three Bedrooms
- Modern Kitchen/Diner
- Parking for 2-3 Vehicles
- Short Walk to Schools
- Pub and Shop Nearby

£350,000 Freehold



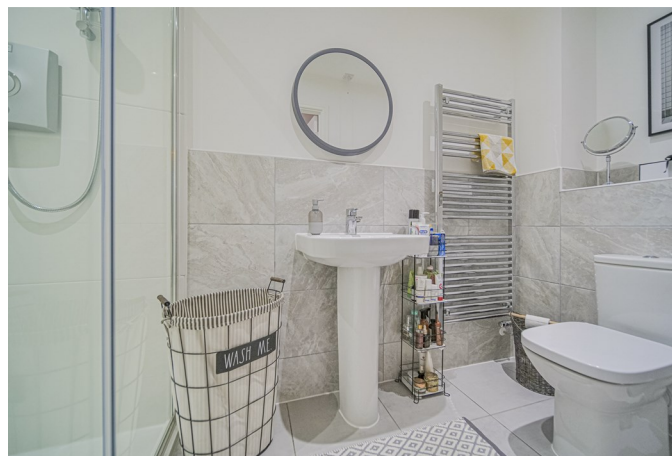
Hallway

Storage cupboard, radiator, stairs to first floor and doors to living room, WC and kitchen/diner.

Kitchen/Diner

16'8" x 9'7"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge/freezer, slimline dishwasher and washing machine, fitted eye level oven and grill, four ring ceramic hob with extractor hood over, two windows to side and window to front elevations and two radiators.



Living Room

16'8" x 9'11"

Window to front elevation, double door and windows to side elevation with two radiators.

WC

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

Landing

Radiator and doors to bedrooms and bathroom.

Bedroom One

12'5" x 10'2"

Window to front and side elevation with radiator.

En-suite

Fitted with three piece suite comprising shower enclosure, wash hand basin and WC with heated towel rail.

Bedroom Two

9'5" x 9'9"

Window to front and side elevations with radiator.

Bedroom Three

7'1" x 9'9"

Window to side elevation and radiator.

Bathroom

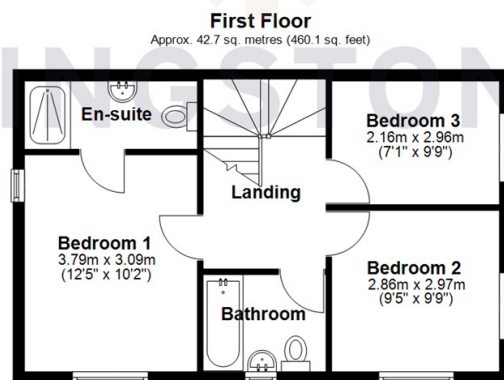
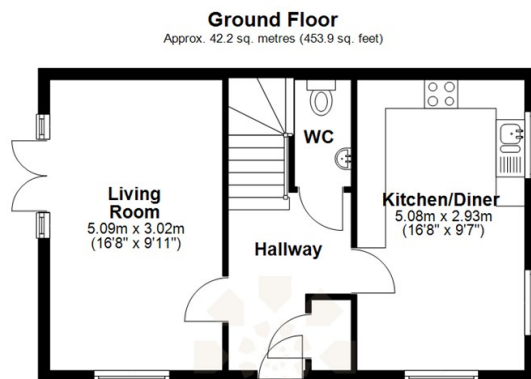
Fitted with three piece suite comprising bath with shower over and folding glass screen, wash hand basin and WC, window to front elevation and heated towel rail.

Outside

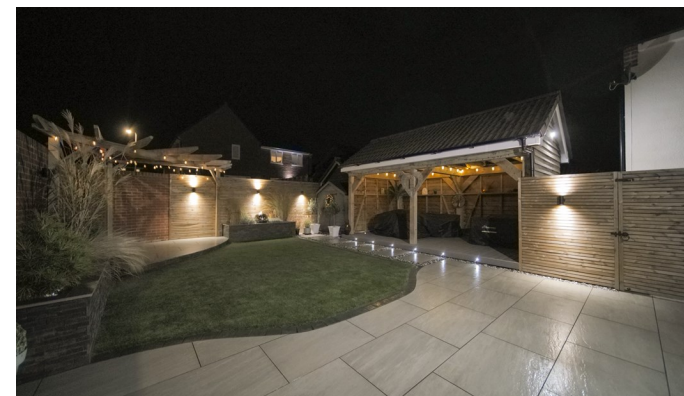
Driveway parking for 2-3 vehicles, enclosed garden to side of the property with access. Laid to patio and artificial grass with covered seating area, power and light.



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



Total area: approx. 84.9 sq. metres (914.0 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.