



**KINGSTONS**



## Babington Close

Bowerhill SN12 6ZA

- Three Bedroom Semi-Detached
- Immaculate Throughout
- Near Green Space and Kennet & Avon Canal
- Driveway Parking for Approx. 3 Vehicles
- Walking Distance To Local Schools

**Asking Price £340,000 Freehold**



### **Hallway**

Cupboard, radiator, stairs leading up to first floor and door to living room.

### **Living Room**

13'9" x 10'5"

Window to front elevation, radiator and door to kitchen/diner.

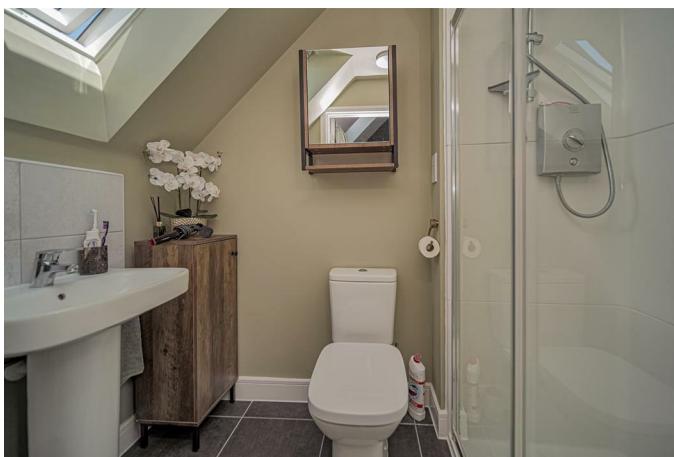
### **Kitchen/Diner**

14'8" x 14'0"

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, dishwasher and washer/dryer. Fitted eye level double oven with steamer and microwave functions, storage cupboard, door to cloakroom, radiator and two windows and patio doors to rear elevation.

### **Cloakroom**

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





### **Landing**

Window to front elevation, two radiators, doors leading to bedrooms two and three, bathroom and door to stairs to second floor.

### **Bedroom Two**

9'2" x 14'0"

Window to rear elevation, radiator and storage cupboard.

### **Bedroom Three**

11'10" x 7'0"

Window to front elevation and radiator.

### **Bathroom**

Fitted with three piece suite comprising bath with shower over and folding glass screen, wash hand basin and WC with radiator.

### **Bedroom One**

20'9" x 14'0"

Window to front elevation, skylight to rear elevation, fitted wardrobes, radiator and door to En-suite.

### **En-suite**

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

### **Outside**

Enclosed rear garden with sheltered seating area and side access. Parking

to side with car port and parking for approximately three vehicles.



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

