



Academy Close

Melksham SN12 8FP

- South Facing Garden
- Semi-Detached
- En-Suite
- Three Bedroom
- Parking for Two Vehicles
- Kitchen/Diner

£275,000 Freehold



**Hall**

7'7" x 7'2"

Doors to Living Room and WC, radiator and stairs to First Floor.

Living Room

14'4" x 15'3"

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

Kitchen/Diner

8'11" x 15'3"

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 washing machine, built-in oven, hob with extractor hood over, window to rear elevation, radiator and double doors to Garden.

WC

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



Landing

Storage cupboard and doors to Bedrooms and Bathroom.

Bedroom One

9'6" x 12'4"

Window to front elevation, over stairs storage cupboard, radiator and door to En-suite.

En-suite

3'6" x 5'3"

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

Bedroom Two

7'6" x 9'3"

Window to rear elevation and radiator.

Bedroom Three

7'7" x 5'10"

Window to rear elevation and radiator.

Bathroom

6'0" x 6'1"

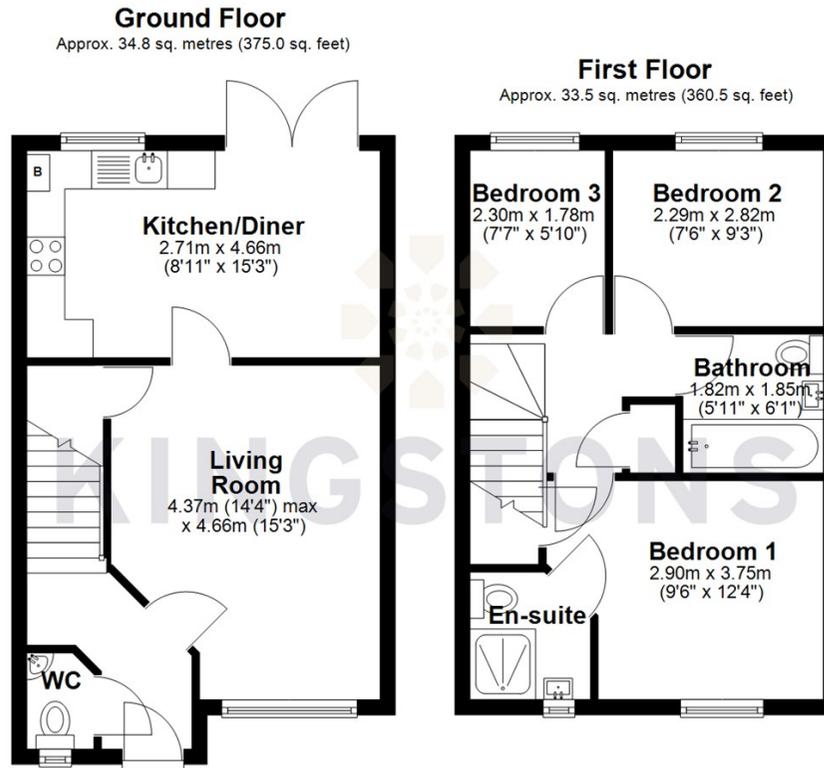
Fitted with three piece suite comprising bath with shower attachment over, wash hand basin and WC, window to side elevation and heated towel rail.

Outside

Driveway parking for two vehicles to the front of the property. Enclosed rear garden with side access.



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



Total area: approx. 68.3 sq. metres (735.6 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.