



**Brecon Close**  
, Melksham SN12 7RZ

**Asking Price £300,000 Freehold**





## Location

### Entrance Hall

2'11" x 10'11"

Door to side elevation, doors to living room, bedrooms, bathroom and cupboard, access to loft and radiator.

### Living Room

15'11" x 12'0"

Window to side elevation, door to kitchen, sliding door to conservatory and radiator.

### Conservatory

10'9" x 18'3"

Windows to side and rear elevations, sliding door to rear elevation and two radiators.

### Kitchen

9'7" x 7'7"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, built in eye level electric oven and four ring gas hob with pull out extractor hood over, space for fridge and window to side elevation.



**BedroomOne**

14'10" x 9'9"

Window to front elevation, built in wardrobes and radiator.

**BedroomTwo**

11'7" x 9'7"

Window to front elevation and radiator.

**Bathroom**

6'1" x 5'7"

Fitted with a three piece suite comprising of shower with sliding glass doors, vanity was hand basin with storage under and close coupled WC window to side elevation, cupboard and radiator.

**Garden**

Mainly laid to lawn with areas of patio, decking and pond with space for shed and green house.

**Garage**

Up and over door to front elevation, power and light.

**Driveway**

Located to the front of the garage with space for up to three vehicles.



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



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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.

