



Britannia Close

Bowerhill, Melksham SN12 6WB

- End of Chain
- Close to Parks and Shop
- Three Bedrooms
 - En-suite
- Short Walk from Canal
- Garage and Parking
 - Kitchen/Diner
 - Semi-Detached

£305,000 Freehold



Location

Hall

5'9" x 6'3"

Stairs to first floor and doors to Kitchen/Diner, Living Room and WC.

Kitchen/Diner

17'9" x 9'5"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, built-in oven and hob, space for dish washer, window to front and side elevation, radiator, patio doors to Garden and opening to Utility.

Utility

5'9" x 6'3"

With worktop space over, radiator with space for fridge/freezer and washing machine.

Living Room

17'10" x 10'4"

Windows to side and front elevation and two radiators.



WC

5'7" x 3'1"

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

Landing

Storage cupboard and doors to Bedrooms and Bathroom.

Bedroom One

13'7" x 10'4"

Window to side elevation, two built in wardrobes and radiator.

En-suite

6'4" x 10'2"

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

Bedroom Two

9'9" x 9'9"

Windows to side and front elevation and radiator.

Bedroom Three

7'10" x 9'8"

Window to side elevation and radiator.

Bathroom

6'4" x 6'6"

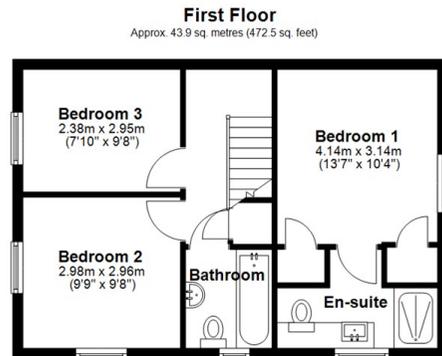
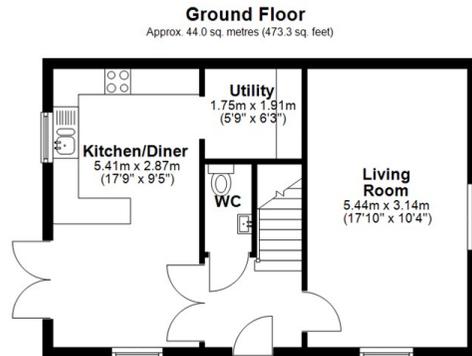
Fitted with three piece suite comprising bath with shower over and screen, wash hand basin and WC, window to front elevation and radiator.

Outside

Enclosed garden to side with Garage and gated driveway.



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



Total area: approx. 87.9 sq. metres (945.8 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.