



## Thames Crescent

Melksham SN12 8BH

- Three Bedrooms
- Garage and Parking
- Flexible Living
- Detached Bungalow
- Separate Shower in Bathroom
- Short Walk to Green Space

**£275,000 Freehold**







### **Hall**

11'11" x 11'1"

Window to side elevation, storage cupboards, radiator and doors to Living Room, Kitchen, Bedrooms and Bathroom.

### **Living Room**

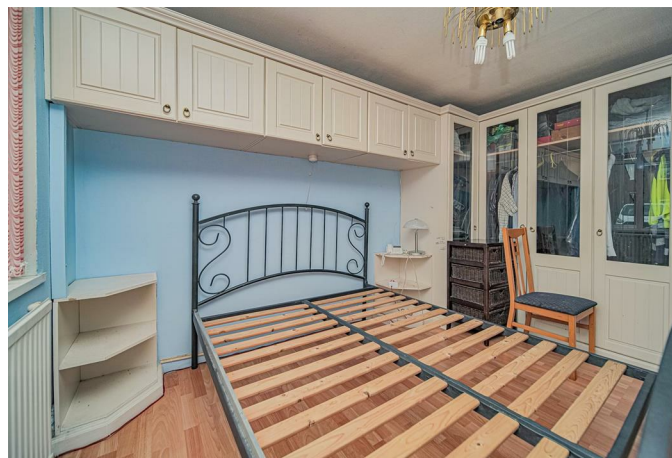
16'2" x 12'2"

Window to front elevations and two radiators.

### **Kitchen**

11'9" x 10'11"

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, washing machine and range, window to side elevation and external door.



### **Bedroom One**

13'11" x 10'11"

Window to rear elevation and radiator.

### **Bedroom Two**

11'10" x 9'10"

Window to front elevation and radiator.

### **Bedroom Three**

9'9" x 11'1"

Radiator and patio doors to rear.

### **Bathroom**

8'0" x 7'7"

Fitted with four piece suite comprising bath, separate shower enclosure, wash hand basin and WC, window to side elevation and heated towel rail.

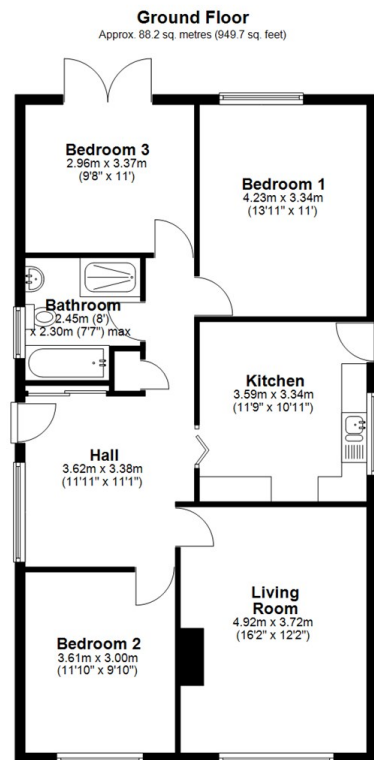
### **Outside**

Garage and parking for approximately 3 vehicles with enclosed wrap around garden with side access.





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



Total area: approx. 88.2 sq. metres (949.7 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.

