



## Thames Crescent

Melksham SN12 8BH

- No chain
- Extended garage included
  - Quiet, peaceful area
  - Easy access to A350
- Walking distance to town
- Detached chalet bungalow
- Double driveway parking
- Near river walk and parks
- Close to Chippenham/Bath
- Three double bedrooms

**£310,000 Freehold**



### **Lobby**

External door and window to front elevation and double doors to rear garden.

### **Hall**

Stairs to first floor with under stairs storage, radiator, opening to kitchen and doors to lounge/diner and bedroom three.

### **Lounge/Diner**

23'2" x 11'1"

Window to front and two windows to side elevations, two radiators, sliding door to garden.

### **Kitchen**

6'8" x 10'8"

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, dishwasher and cooker with window to rear elevation.

### **Bedroom Three**

9'9" x 10'8"

Window to side elevation and radiator.



## Landing

Airing cupboard and doors to bedrooms one and two.

## Bedroom Two

10'0" x 10'1"

Window to rear elevation and radiator.

## Bathroom

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

## Bedroom One

9'9" x 17'0"

Window to front elevation, fitted wardrobes, radiator and access to eaves storage.

## Outside

Enclosed rear garden with side access, front garden and driveway parking for several vehicles.

## Garage

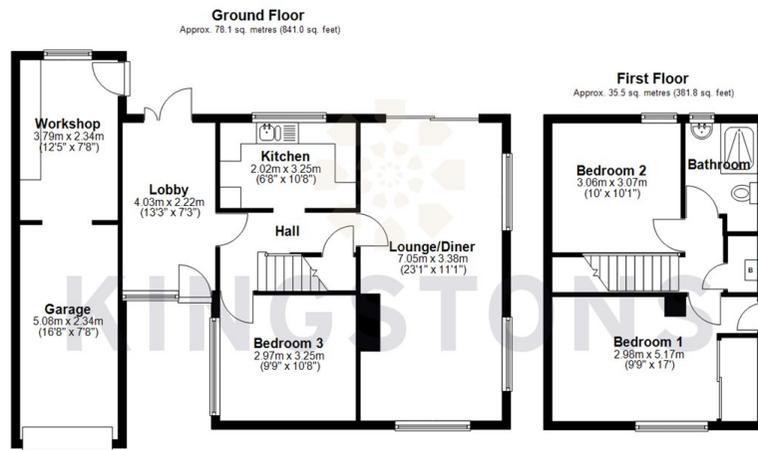
Up and over door with power and light, opening to workshop.

## Workshop

Window to rear elevation, pedestrian door to garden, power, light and plumbing, space for fridge/freezer, washing machine and tumble dryer.



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



Total area: approx. 113.6 sq. metres (1222.9 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.