



KINGSTONS



Hawthorn Road

Melksham SN12 7FT

- Three Bedroom Semi-Detached
 - Generous Lounge/Diner
- Close to 'Outstanding' Rated School
 - Garage and Parking
- En-suite Main Bedroom
 - Enclosed Rear Garden
- Walking Distance to Shop and Pub

£270,000 Freehold





Hall

External door to front, radiator, stairs to first floor and doors to kitchen, living room and WC.

Living Room

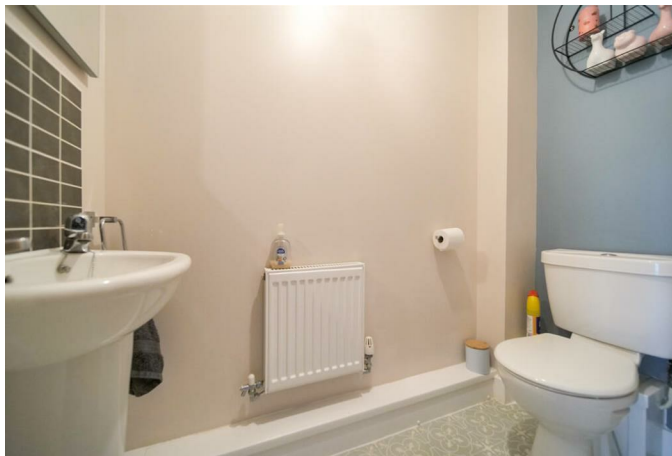
15'5" x 15'3"

Window to rear elevation, two radiators, under stairs cupboard and patio doors to garden.

Kitchen

11'1" x 8'2"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, space for washing machine, built-in electric fan assisted oven and four ring gas hob with extractor hood over, window to front elevation and radiator.



WC

6'0" x 3'0"

Fitted with two piece suite comprising pedestal wash hand basin and low-level WC, tiled splashback and radiator.

Landing

12'7" x 6'5"

Storage cupboard and doors to bedrooms and bathroom.

Main Bedroom

10'11" x 8'7"

Window to rear elevation, radiator, fitted wardrobes and door to en-suite.

En-suite

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, tiled splashbacks, window to side elevation and radiator.

Bedroom Two

10'1" x 8'7"

Window to front elevation and radiator.

Bedroom Three

7'6" x 6'5"

Window to rear elevation and radiator.

Bathroom

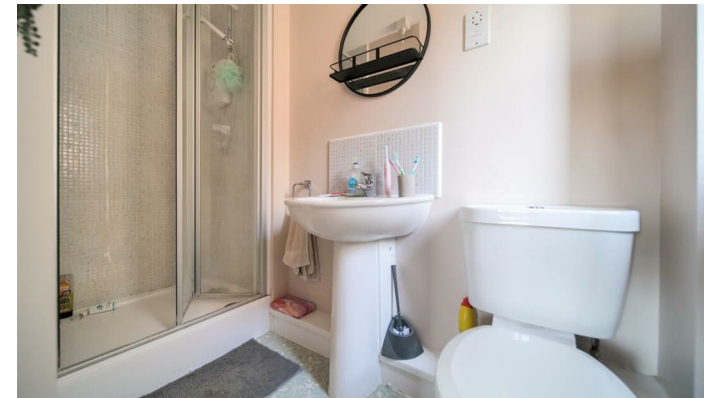
6'2" x 6'5"

Fitted with three piece suite comprising bath with shower over and folding glass screen, pedestal wash hand basin

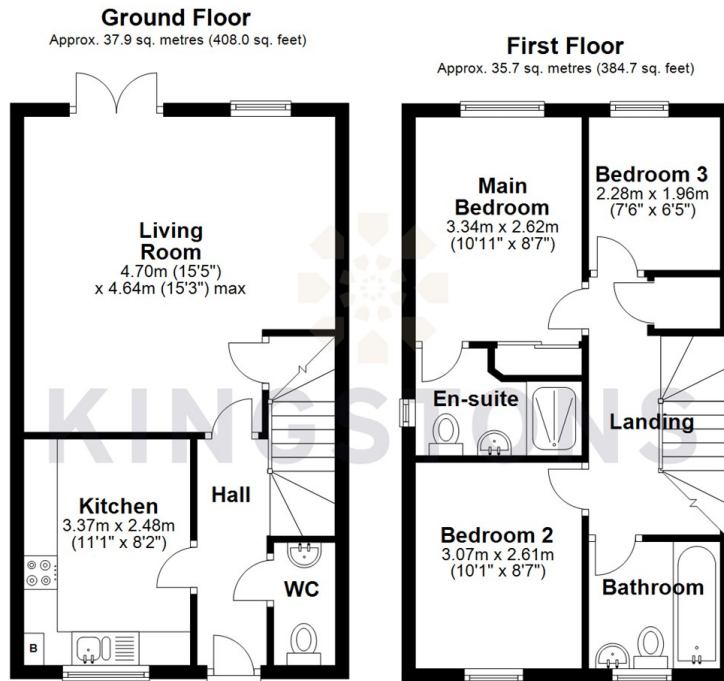
and low-level WC, tiled splashbacks, window to front elevation and radiator.

Outside

Front garden, garage with driveway parking for approximately two vehicles and enclosed rear garden with side access.



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



Total area: approx. 73.6 sq. metres (792.7 sq. feet)




KINGSTONS
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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.