



Birch Grove
Bowerhill, Melksham SN12 6SB

£385,000 Freehold



Location

Entrance Hall

Window and door to side elevation, doors to living room, kitchen, bedrooms, bathroom and cupboards, radiator.

Living Room

6'7" x 23'11"

Window to rear elevation, fireplace, two radiators and sliding door to conservatory.

Conservatory

13'8" x 10'3"

Windows to rear and side elevations, patio doors to side elevation.

Kitchen

8'2" x 10'5"

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, space for dishwasher and washing machine, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, window and door to side elevation.



Utility

6'3" x 8'0"

Space for freezer, fridge/freezer and tumble dryer, window to rear elevation and radiator.

Bedroom 1

10'1" x 13'3"

Window to front elevation, built in wardrobes and radiator.

Bedroom 2

8'11" x 10'5"

Window to front elevation, built in wardrobe and radiator.

Bedroom 3

7'1" x 11'5"

Window to side elevation and radiator.

Bathroom

Fitted with a four piece suite comprising bath, shower, pedestal wash hand basin and low-level WC with tiled splashbacks, two windows to side elevation and radiator.

Garden

Fully enclosed with side access, laid to areas of lawn, patio, mature borders and summerhouse.

Garage

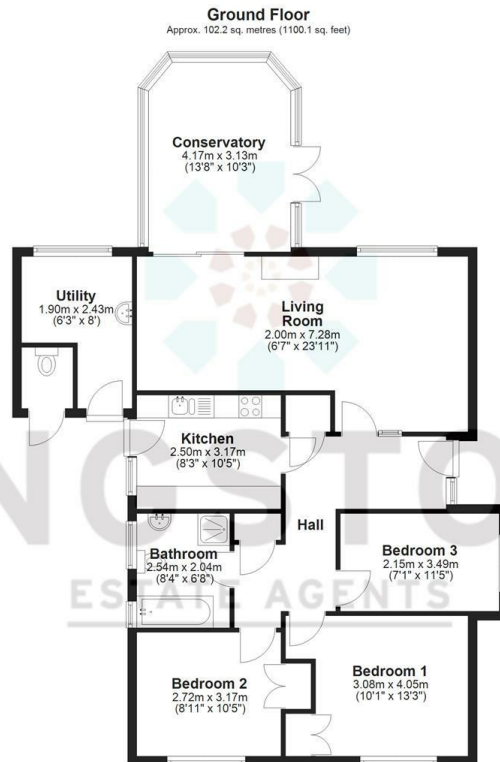
Located to the side of the property with up and over door, courtesy door, power and light.

Driveway

Located to the side of the property and block paved with space for approx. four vehicles.



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



Total area: approx. 102.2 sq. metres (1100.1 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.