



## Woodcombe , Melksham SN12 7SD

- Edge Of Town
- Conservatory
- Driveway
- Detached
- Garage
- Project

**Guide Price £350,000 Freehold**





## Location

### Hall

Window and door to front elevation, doors to cupboard, cloakroom, living room and kitchen, stairs to first floor and radiator.

### Cloakroom

Fitted with a two piece suite comprising of low level WC and wash hand basin, window to side elevation and radiator.

### Living Room

Window to front elevation, fireplace, double doors to dining room and radiator.

### Dining Room

Double doors to conservatory, door to kitchen and radiator.

### Conservatory

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





### **Kitchen**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, dishwasher, washing machine and cooker, window to rear elevation and door to side elevation.

### **Landing**

Window to side elevation, doors to bedrooms, bathroom and cupboard, radiator.

### **Main Bedroom**

Window to front elevation, opening to shower room, built in wardrobe and radiator.

### **Shower Room**

Fitted with a two piece suite comprising of shower and wash hand basin with tiled splashback and window to front elevation.

### **Bedroom Two**

Window to rear elevation and radiator.

### **Bedroom Three**

Window to front elevation and radiator.

### **Bedroom Four**

Window to rear elevation and radiator.

### **Bathroom**

Fitted with a three piece suite

comprising of bath with electric shower over and shower curtain, pedestal wash hand basin and low-level WC with tiled splashbacks, window to rear elevation and radiator.

### **Garden**

Fully enclosed with side access and laid to patio with pond and space for a shed.

### **Garage**

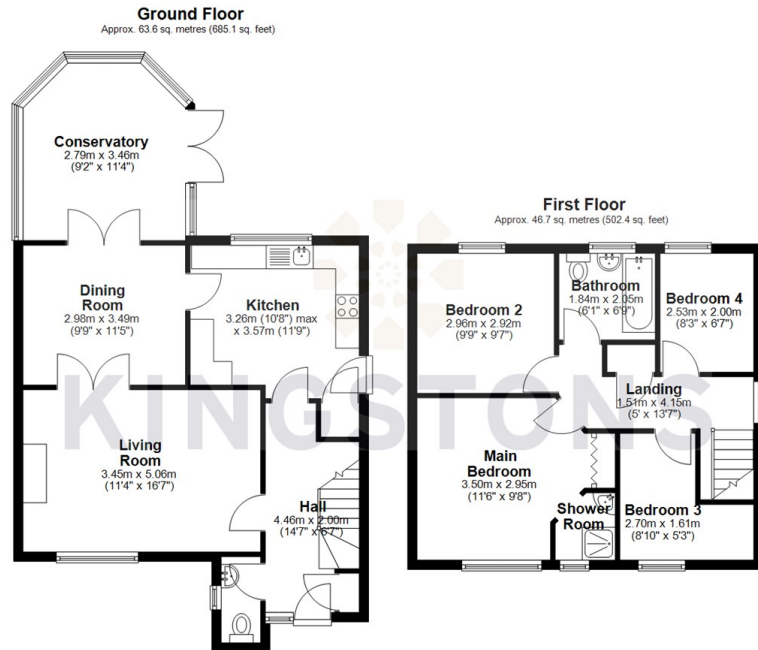
Up and over door to front elevation, courtesy door to rear elevation, power and light.

### **Driveway**

Block paved with space for two vehicles.



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



Total area: approx. 110.3 sq. metres (1187.5 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.