



## Holbrook Vale

Melksham SN12 6EJ

- Edge of Town Location
- Ample Living Space
  - Kitchen/Diner
- Three Bedrooms
- Close to Open Countryside
- Generous Garden
- Conservatory
- Driveway

**Asking Price £250,000 Freehold**



### **EntrancePorch**

3'6" x 4'9"

Door to side elevation, windows to front and side elevations and door to hall.

### **Hall**

11'3" x 6'0"

Doors to living room, kitchen/diner and cupboard, stairs to first floor and radiator.

### **LivingRoom**

11'3" x 13'11"

Window to front elevation and radiator.

### **Kitchen/Diner**

8'5" x 19'8"

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, space for washing machine and fridge/freezer, integrated electric fan over, four ring electric hob with extractor hood over, window to side elevation, window and door to conservatory and radiator.



### **Conservatory**

7'7" x 18'3"

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

### **Landing**

6'2" x 5'11"

Doors to bedrooms and bathroom.

### **BedroomOne**

11'9" x 13'5"

Window to front elevation and radiator.

### **BedroomTwo**

8'6" x 13'5"

Window to rear elevation and radiator.

### **BedroomThree**

8'0" x 8'9"

Window to front elevation and radiator.

### **Bathroom**

5'5" x 7'5"

Fitted with a three piece suite comprising of bath with shower over and glass screen, pedestal wash hand basin and low level WC with tiled splashbacks, windows to rear elevation and radiator.

### **Garden**

Fully enclosed with side access, mainly laid to lawn with areas of patio, mature borders and summer house with power and light.

### **Carport**

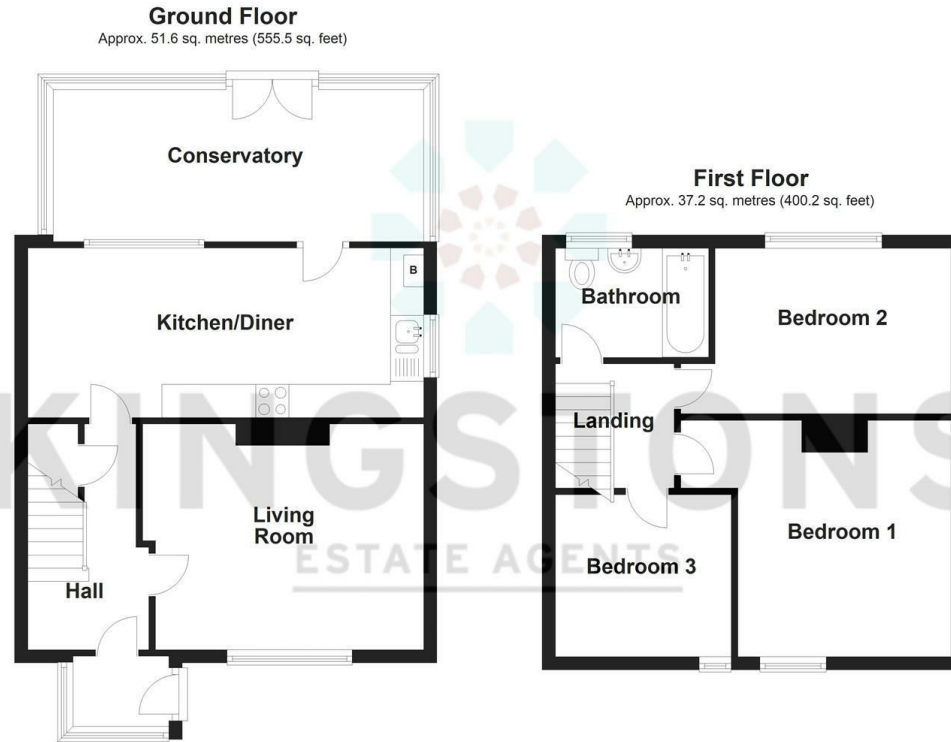
Located to the side of the property with space for a vehicle.

### **Driveway**

Located to the front of the carport with space for up to three vehicles.



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



  
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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.