



Teachers Way , Melksham SN12 8FA

- NO CHAIN
- Kitchen/Diner
- Landscaped Garden
- Remaining New Build Guarantee
- En-suite

Asking Price £264,500 Freehold



Location

An attractive three bedroom semi-detached home situated on the recently developed George Ward Gardens estate by Persimmon Homes. The well proportioned accommodation briefly comprises of entrance hall, cloakroom, living room,

Entrance Hall

11'3" x 5'10"

Door to front elevation, doors to living room and cloakroom, stairs to first floor and radiator.

Cloakroom

5'7" x 3'2"

Fitted with a two piece suite comprising of corner pedestal wash hand basin and low-level WC with tiled splashbacks, window to front elevation and radiator.

Living Room

14'4" x 11'9"

Window to front elevation, opening to kitchen, door to under stairs cupboard and radiator.



Kitchen/Diner

8'11" x 15'4"

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 fridge/freezer and washing machine, built-in electric fan assisted oven, built in four ring gas hob extractor hood over, window and patio doors to rear elevation and radiator.

Landing

5'11" x 9'1"

Doors to bedrooms, bathroom and cupboard.

Main Bedroom

9'6" x 12'0"

Window to front elevation, door to en-suite and over stairs cupboard and radiator.

En-suite

5'11" x 5'5"

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

Bedroom Two

7'7" x 9'2"

Window to rear elevation and radiator.

Bedroom Three

7'7" x 5'10"

Window to rear elevation and radiator.

Bathroom

5'11" x 5'11"

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

Garden

Fully enclosed with side access, split into areas of patio, astroturf, fenced section of patio and gravel with good size shed.

Driveway

Located to the front of the property with space for two vehicles.

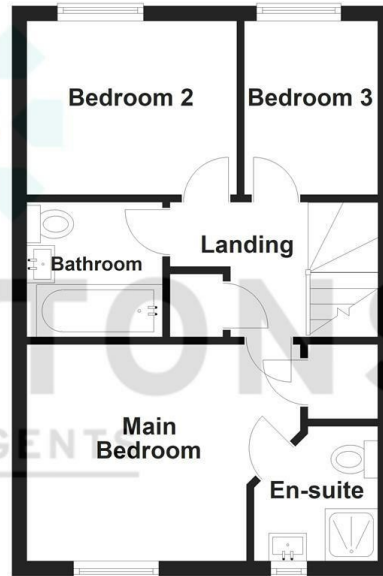


Local Authority
Council Tax Band **C**
EPC Rating **B**

Ground Floor
Approx. 375.4 sq. feet



First Floor
Approx. 363.2 sq. feet



Total area: approx. 738.6 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.