



## Nightingale Close

Melksham SN12 7FN

- No Chain
- Cul-De-Sac
- Three Bedrooms
- Sunny Garden
- Garage
- Semi-Detached
- Kitchen/Diner
- En-suite
- Driveway With Ample Parking

**Asking Price £285,000 Freehold**



### **Hall**

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

### **Cloakroom**

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

### **Living Room**

Window to front elevation, door to kitchen/diner and radiator.

### **Kitchen/Diner**

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, dishwasher and washing machine, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, window and double doors to rear elevation, door to cupboard and radiator.

### **Landing**

Doors to bedrooms, bathroom and cupboard.

### **Main Bedroom**

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



### **En-suite**

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

### **Bedroom Two**

Window to rear elevation and radiator.

### **Bedroom Three**

Window to rear elevation and radiator.

### **Bathroom**

Fitted with a three piece suite comprising of bath with shower over and glass screen, wash hand basin and low-level WC, window to side elevation and radiator.

### **Garden**

Fully enclosed with side access, mainly laid to lawn with two mature borders and patio with external light, power and tap.

### **Garage**

Located to the front of the property with up and over door.

### **Driveway**

Split into two areas both to the front of the property with space for up to three vehicles, one being to the front of the garage.

### **Ground Maintenance Charge**

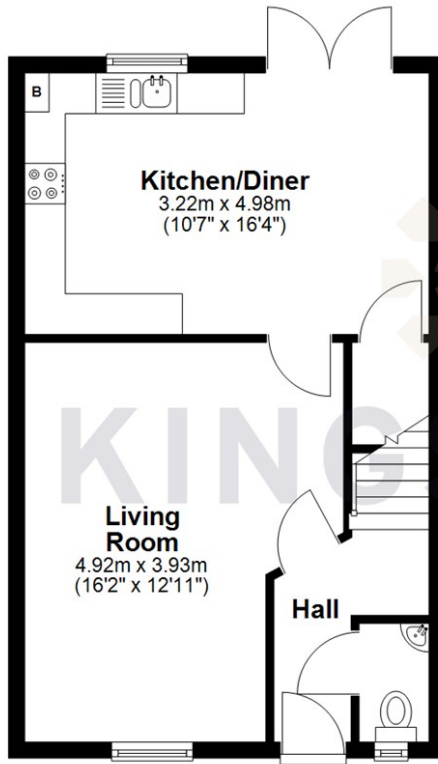
Approx. £183 per annum.



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

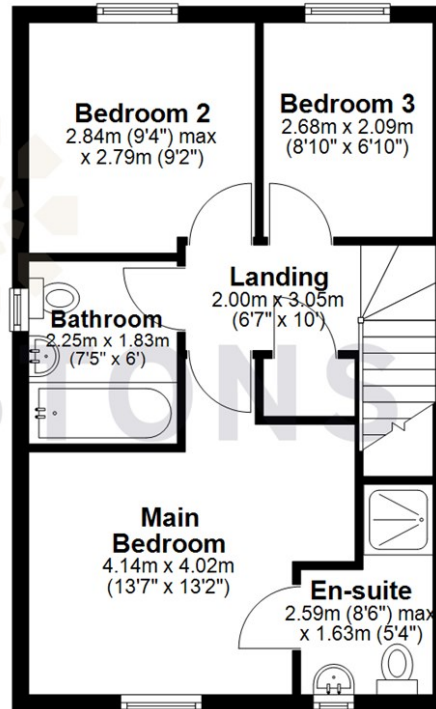
### Ground Floor

Approx. 41.0 sq. metres (441.7 sq. feet)

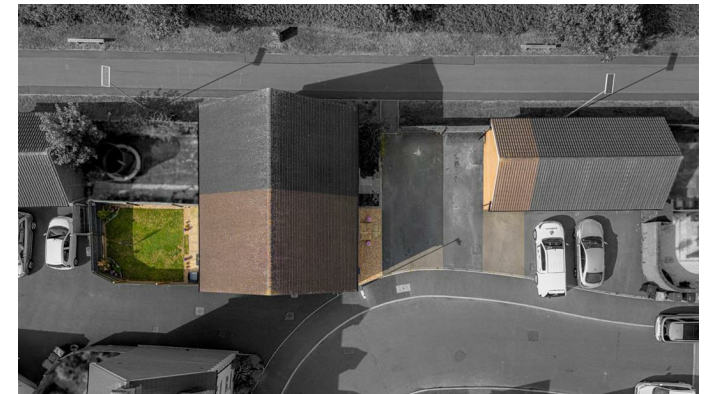


### First Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



Total area: approx. 82.4 sq. metres (887.0 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.