



**Speedwell Close**  
 , Melksham SN12 7TE

**Asking Price £355,000 Freehold**



## Location

### Hall

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

### Living Room

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

### Dining Room

Sliding door to rear elevation and radiator.

### Kitchen

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, space for fridge/freezer and dishwasher, window to rear elevation and radiator.

### Utility

Fitted with a matching range of base and eye level units with worktop space over, sink, space for washing machine and tumble dryer, door to cloakroom, door to rear elevation and radiator.



### **Cloakroom**

Window to side elevation, fitted with a two piece suite comprising, wash hand basin and low-level WC, radiator.

### **Landing**

Doors to bedrooms, bathroom and cupboard.

### **Main Bedroom**

Two windows to front elevation, built in wardrobe, 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, built in wardrobe and radiator.

### **Bedroom Three**

Two windows to rear elevation and two radiators.

### **Bathroom**

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

### **Garage**

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

### **Garden**

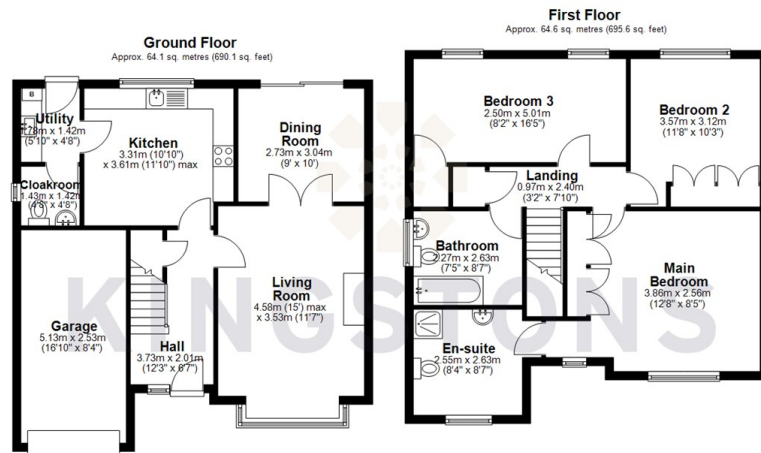
Fully enclosed with side access, mainly laid to lawn with an area of patio and mature borders.

### **Driveway**

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



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



Total area: approx. 128.7 sq. metres (1385.7 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.