



Granville Road Melksham SN12 8AN

- Semi-Detached
- Generous Garden
- Chippenham Side of Town
- Driveway
- Three Bedrooms
- Conservatory
- Garage

Asking Price £260,000 Freehold



Hall

Door and window to front elevation, doors to dining room, kitchen and cupboard, stairs to first floor and radiator.

Dining Room

Bow window to front elevation opening to living room and radiator.

Living Room

Fireplace, sliding door to conservatory and radiator.

Conservatory

Two windows to side and rear elevation, double doors to rear elevation.

Kitchen

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, space for American style fridge/freezer, washing machine and tumble dryer, built-in eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, windows to rear and side elevations, door to rear elevation and radiator.

Landing

Doors to bedrooms and bathroom, window to side elevation.



Bedroom One

Window to rear elevation, built in wardrobe and radiator.

Bedroom Two

Bow window to front elevation and radiator.

Bedroom Three

Window to front elevation and radiator.

Bathroom

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

Garden

Fully enclosed with side access and mainly laid to lawn with areas of patio and decking.

Garage

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

Driveway

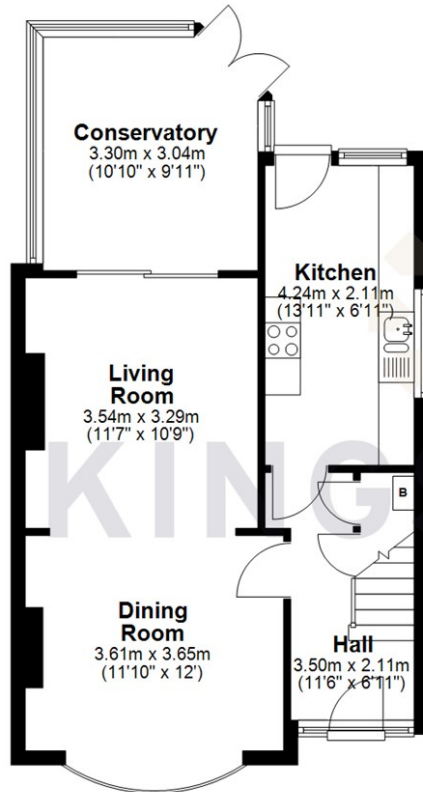
Located to the side of the property with space for up to three vehicles.



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

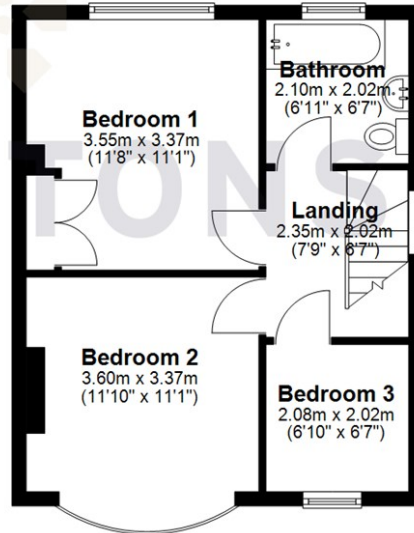
Ground Floor

Approx. 49.7 sq. metres (534.8 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



Total area: approx. 86.8 sq. metres (934.3 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.