



Curtis Orchard

Broughton Gifford, Melksham SN12 8PX

- Village Location
 - Terraced
- Two Reception Rooms
 - Driveway
- Backing Onto Open Countryside
 - Three Bedrooms
 - Garden
 - Quiet Cul-De-Sac

Asking Price £290,000 Freehold



Hall

Door with side panel window to front elevation, doors to living room and kitchen and stairs to first floor.

Living Room

Window to front elevation, wall mounted electric fire, opening to dining room and radiator.

Dining Room

Sliding door to rear elevation, door to kitchen and radiator.

Kitchen

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, washing machine and tumble dryer, built-in eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, window and door to rear elevation, window to front elevation and radiator.



Landing

Window to rear elevation, doors to bedrooms, bathroom and WC.

Bedroom One

Window to front elevation, built in wardrobe, cupboard and radiator.

Bedroom Two

Window to front elevation, built in wardrobe and radiator.

Bedroom Three

Window to rear elevation, built in wardrobe and radiator.

WC

Window to rear elevation and low level WC.

Bathroom

Fitted with a two piece suite comprising of bath with shower over and shower curtain and wash hand basin, window to rear elevation and radiator.

Garden

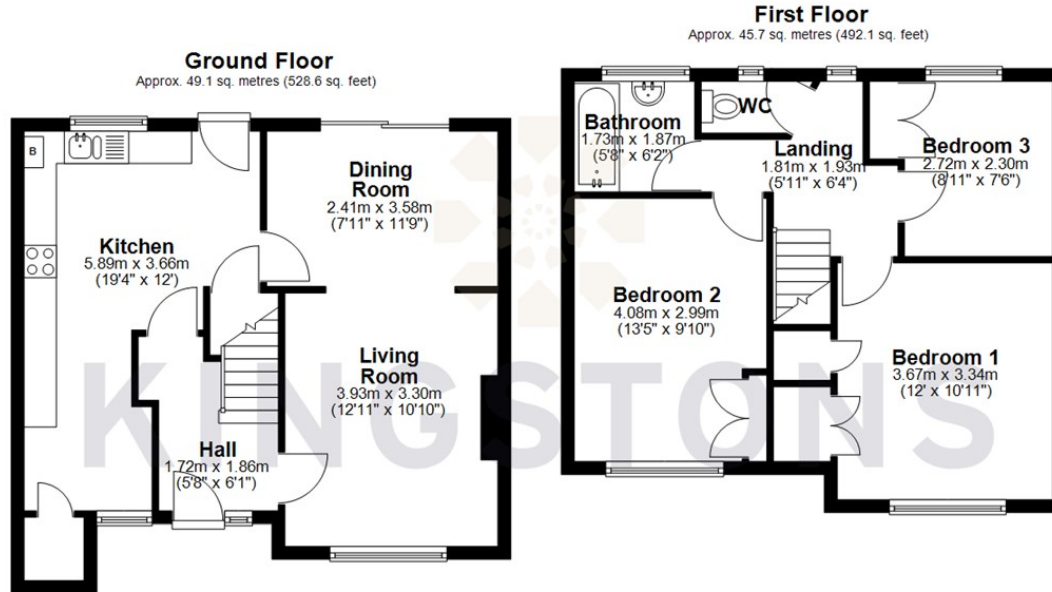
Fully enclosed with rear access, mainly laid to lawn with an area of patio, decking and space for a good size shed.

Driveway

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



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



Total area: approx. 94.8 sq. metres (1020.6 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.