



Marjoram Close

Melksham SN12 6YU

- Detached
- Kitchen/Diner
 - En-suite
- South Facing Garden
- Three Double Bedrooms
 - Utility & Cloakroom
 - End of Cul-De-Sac
 - Garage & Driveway

Asking Price £350,000 Freehold





Hall

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

Living Room

Box window to front elevation and two radiators.

Kitchen/Diner

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, integrated fridge/freezer, space for dishwasher, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, door to utility, french doors with side panel windows to rear elevation and two radiators.

Utility

Fitted with a base level unit with worktop space over, space for washing machine, wall mounted boiler and door to cloakroom.

Cloakroom

Fitted with a two piece suite comprising of wash hand basin and low level WC and radiator.

Landing

Window to side elevation, doors to bedrooms and bathroom and radiator.



Main Bedroom

Window to front elevation, built in wardrobe with sliding mirror doors, doors to cupboard and en-suite and radiator.

En-suite

Fitted with a three piece suite comprising of double 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 separate shower over and glass screen, wash hand basin and low-level WC, window to side elevation and heated towel rail.

Garden

South facing and fully enclosed with side access, mainly laid to areas of gravel, decking, space for shed, brick BBQ and outside tap.

Garage

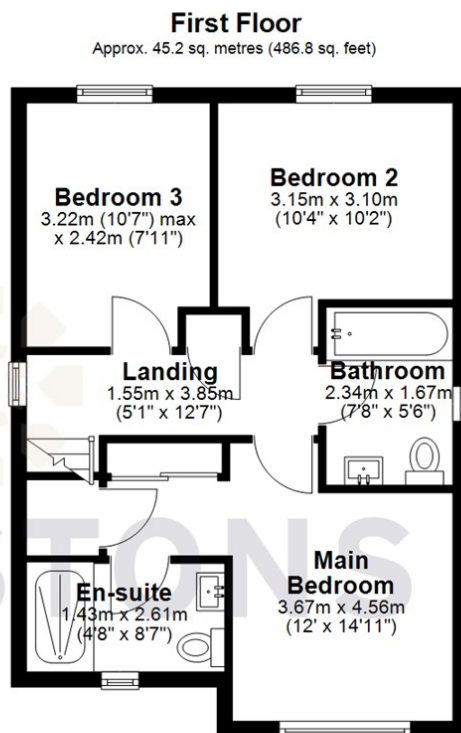
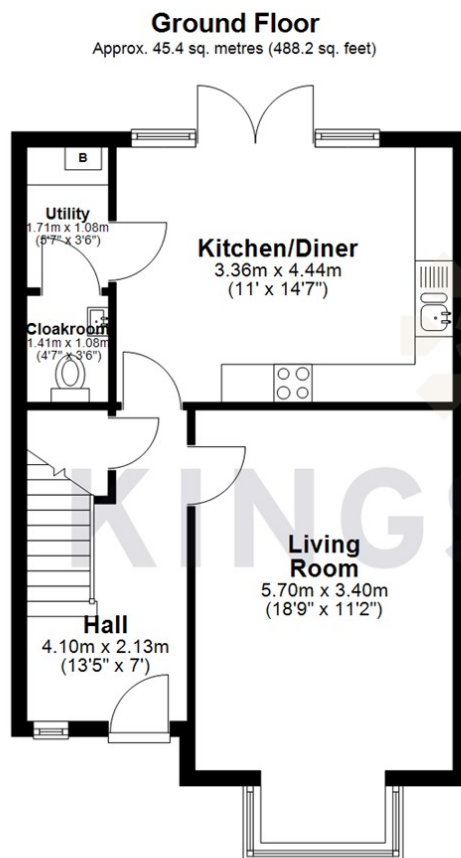
Up and over door, power and light.

Driveway

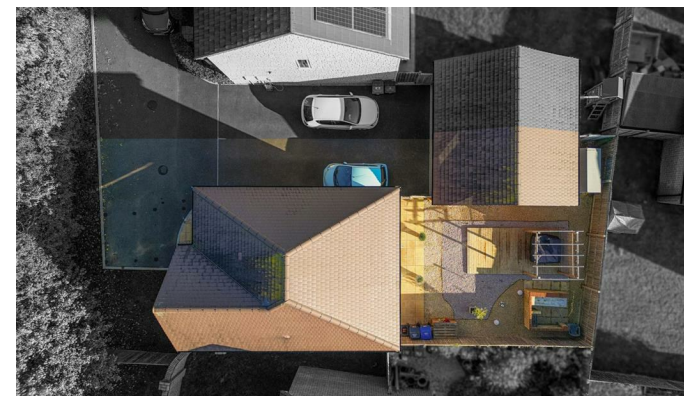
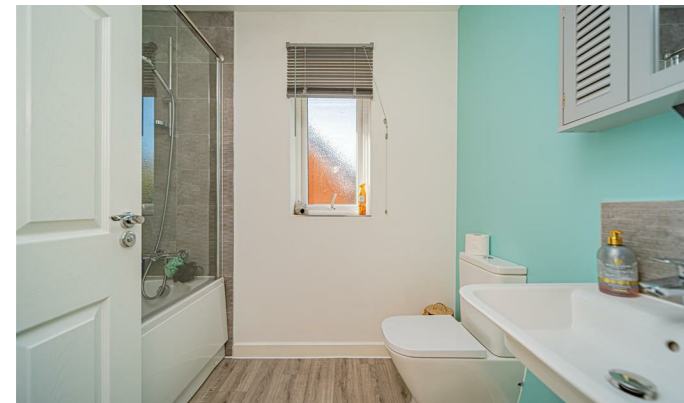
Located to the side of the property with space for three to four vehicles.



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



Total area: approx. 90.6 sq. metres (975.0 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.