



Angelica Avenue

Melksham SN12 6ZP

- Three Bedroom
- Kitchen/Diner
- En-suite
- Detached House
- Parking for Two
- Downstairs WC

£315,000 Freehold





Hall

Door from outside, storage cupboard, stairs to first floor and doors to Kitchen/Diner, Living Room and WC.

Living Room

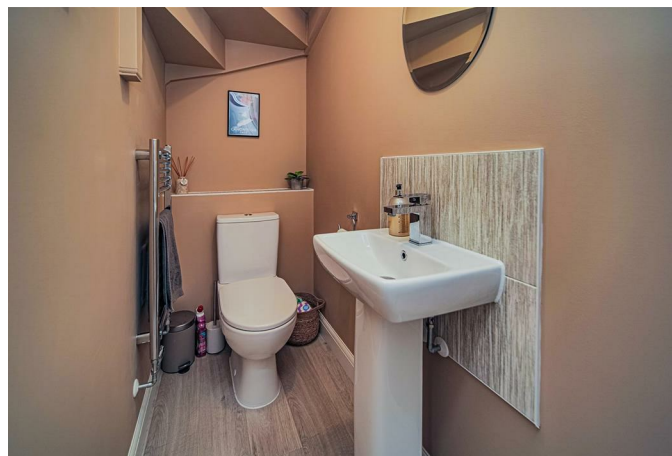
15'5" x 10'7"

Window to front and side elevation and radiator.

Kitchen/Diner

15'5" x 8'10"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, built-in fridge/freezer, dishwasher washer/dryer, window to front and side elevation and patio to Garden to side.



WC

Fitted with two piece suite comprising wash hand basin and WC with heated towel rail.

Landing

Airing cupboard and doors to Bedrooms and Bathroom.

Bedroom One

10'6" x 10'10"

Window to side elevation, radiator and door to En-suite.

En-suite

Fitted with three piece suite comprising with shower enclosure, wash hand basin and WC, window to front elevation and heated towel rail.

Bedroom Two

8'9" x 11'11"

Window to front elevation and radiator.

Bedroom Three

6'6" x 8'10"

Window to side elevation and radiator.

Bathroom

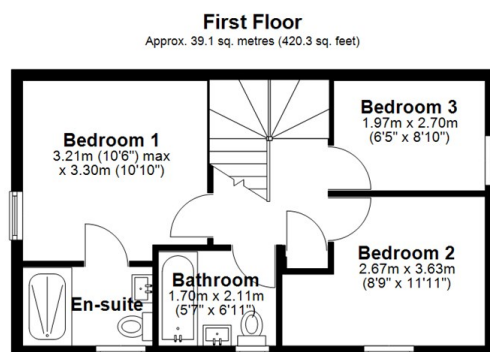
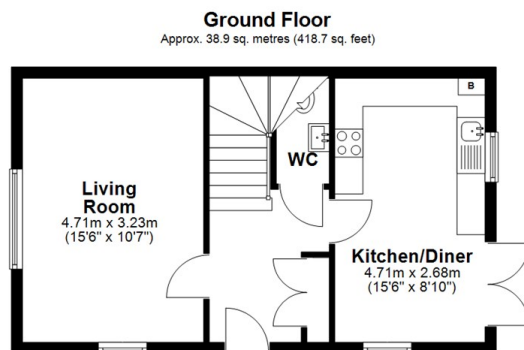
Fitted with three piece suite comprising bath with shower with over and folding glass screen, wash hand basin and WC, window to front elevation and heated towel rail.

Outside

Garden to side elevation and parking for two vehicles an EV charger.



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



Total area: approx. 77.9 sq. metres (839.0 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.