



Conway Crescent

Melksham SN12 6BA

- Very Popular Area
- Four Bedrooms
- Two Bathrooms
- Garage and Parking
- Generous Corner Plot
- Kitchen/Diner
- Utility
- Close to Town Centre

£410,000 Freehold





Hall

External door and window to front elevation, under-stairs storage, radiator, stairs to first floor and openings to Living Room and Kitchen/Diner.

Living Room

12'0" x 13'10"

Window to front elevation, radiator, fireplace and open plan to Kitchen/Diner.

Kitchen/Diner

12'3" x 20'7"

Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer, built-in fridge, space for dishwasher, built-in oven and hob, windows and patio doors to rear elevation, storage cupboard, radiator and door to utility area.



Utility

7'2" x 11'4"

Fitted with base level units with space for washing machine, window to rear elevation, radiator, doors to WC and Garage and external door to front elevation.

WC

Fitted with low-level WC and window to side elevation.

Garage

17'0" x 7'11"

Up and over door with power and light.

Landing

Airing cupboard and doors to Bedrooms and Bathrooms.

Bedroom One

10'6" x 14'0"

Window to rear elevation, built-in wardrobe and radiator.

Bedroom Two

11'9" x 14'0"

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

Bedroom Three

13'8" x 8'6"

Window to front elevation and radiator.

Bedroom Four

8'7" x 8'4"

Window to front elevation and radiator.

Bathroom

7'5" x 6'4"

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

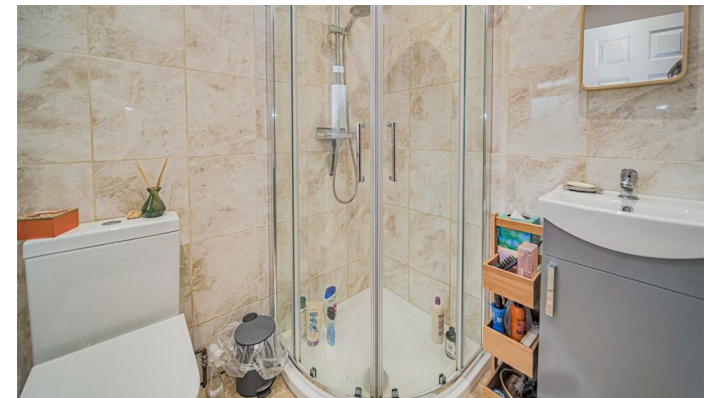
Shower Room

5'10" x 4'11"

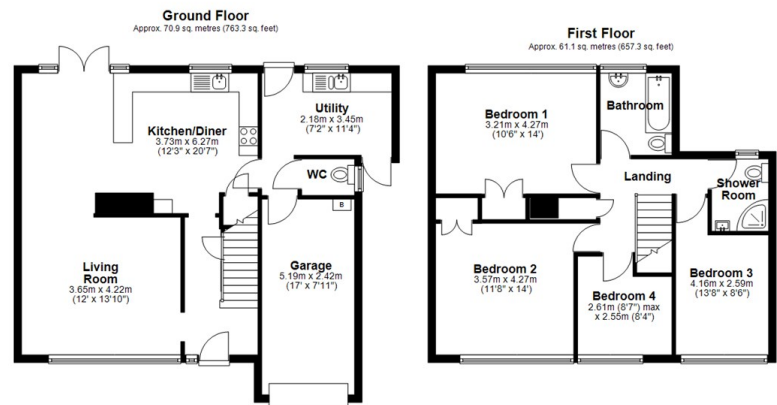
Fitted with a three piece suite comprising shower enclosure, wash hand basin and WC with window to rear elevation.

Outside

Parking in front of the garage and garden to rear and side of the property.



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



Total area: approx. 132.0 sq. metres (1420.6 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.

