



Maitland Place

Bowerhill SN12 6XG

- Four bed Semi-detached
 - Sought after area
- Immaculate finish throughout
- Short walk to Kennet and Avon Canal
- Garage and driveway parking
 - Generous bedrooms
 - Close to local schools

£330,000 Freehold



Hall

Cupboard, radiator, stairs to first floor and door to living room.

Living Room

14'0" x 12'2"

Window to front elevation, radiator, door to kitchen/diner.

Kitchen/Diner

14'6" x 16'1"

Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, extractor fan, integrated fridge/freezer, dishwasher and washing machine, built-in eye level fan assisted oven, built-in five ring gas hob, window to rear elevation, storage cupboard, radiator, patio doors to garden and door to cloakroom.

Cloakroom

Fitted with two piece suite comprising wash hand basin and WC with radiator.



Landing

Radiator and doors leading to bedrooms and bathroom, stairs leading to second floor.

Bedroom Two

10'4" x 9'6"

Window to front elevation and radiator.

Bedroom Three

10'9" x 8'1"

Window to rear elevation and radiator.

Bedroom Four

11'1" x 7'9"

Window to rear elevation, storage cupboard and radiator.

Bathroom

7'0" x 6'4"

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

Bedroom One

21'7" x 15'11"

Window to front elevation, skylight to rear, radiator and door to En-suite.

En-suite

8'6" x 4'11"

Fitted with three piece suite comprising

shower enclosure, wash hand basin and WC skylight and heated towel rail.

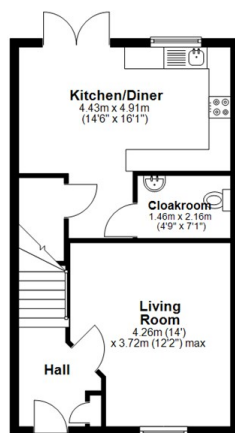
Outside

Garage and driveway parking for 2-3 vehicles, enclosed rear garden with side gate for access.

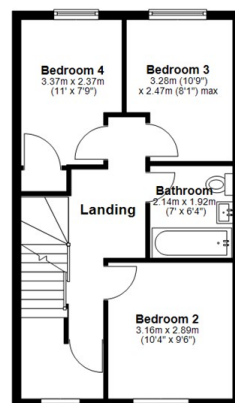


Local Authority **Wiltshire**
Council Tax Band **E**
EPC Rating **B**

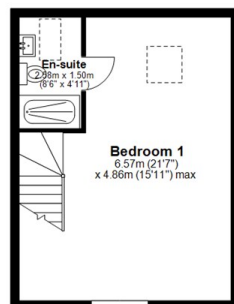
Ground Floor
Approx. 40.5 sq. metres (436.1 sq. feet)



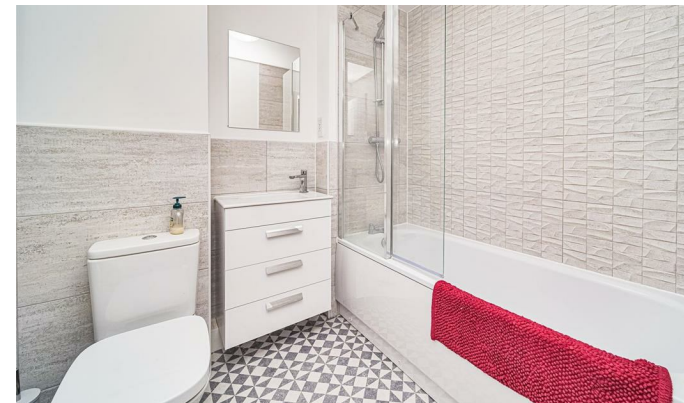
First Floor
Approx. 43.4 sq. metres (466.7 sq. feet)



Second Floor
Approx. 31.9 sq. metres (343.0 sq. feet)



Total area: approx. 115.7 sq. metres (1245.8 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.