

Mallard Close Bowerhill, Melksham SN12 6TQ

- Very Sought After Area
- Close to Green Space
- Driveway Parking
- Three Bedroom Detached
- Generous Size Garage
- Close to Local Amenities

Asking Price £350,000 Freehold



Hall

External door with window to front elevation, radiator, stairs to first floor and doors to Lounge/Diner, Kitchen, Cloakroom and Garage.

Lounge/Diner

21'1" x 11'5"

Window to front elevation, two radiators and patio doors to rear,

Kitchen

9'9" x 9'3"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, integrated dishwasher, space for fridge/freezer, fitted oven and hob and window to rear elevation.

Cloakroom

Fitted with two piece suite wash hand basin and close coupled WC with storage.



Garage

31'4" x 9'9"

Window to side elevation, up and over garage door and external door to Garden.

Landing

Window to side elevation and doors to airing cupboard, bedrooms and bathroom.

Bedroom One

11'10" x 11'4"

Window to front elevation and radiator.

Bedroom Two

8'11" x 11'5"

Window to rear elevation and radiator.

Bedroom Three

8'6" x 9'4"

Window to front elevation and radiator.

Bathroom

9'3" x 5'5"

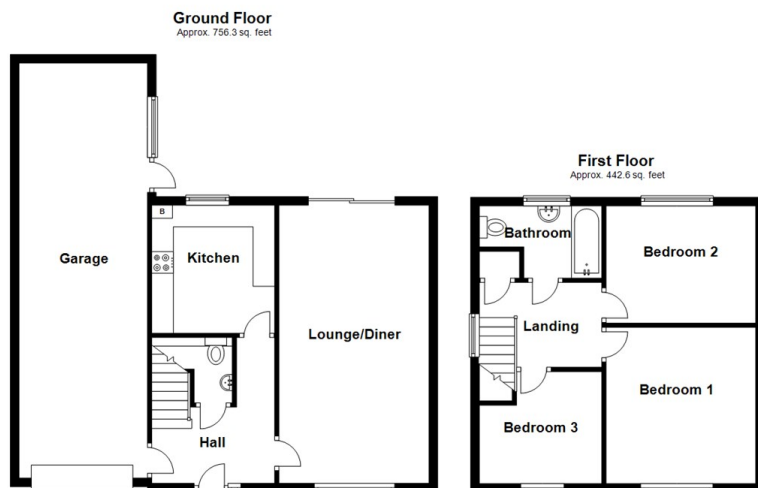
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and close coupled WC, tiled surround, window to rear elevation and heated towel rail.

Outside

Front lawn with driveway parking in front of Garage, rear garden with side access.



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



Total area: approx. 1198.9 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.

