



Leaze Road Melksham SN12 7EX

- Generous Size Garden
- Close to River Walks
- Two Reception Rooms
- Three Bedrooms
- Short Distance from Town Centre

Asking Price £260,000 Freehold



Hallway

External door to side elevation, radiator, stairs to first floor and doors to Living Room and Dining Room.

Dining Room

12'5" x 10'0"

Window to front elevation and radiator.

Living Room

13'7" x 12'0"

Window to front elevation, radiator and door to Kitchen.

Kitchen

6'9" x 12'0"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge/freezer and washing machine, built-in oven and hob, window to rear elevation, radiator, folding door to understairs storage and external door to rear elevation.



Landing

Window to rear elevation and doors to bedrooms, bathroom and WC.

Bedroom One

12'7" x 12'0"

Window to front elevation, storage cupboard and radiator.

Bedroom Two

12'6" x 9'11"

Window to front elevation, storage cupboard and radiator.

Bedroom Three

9'5" x 8'9"

Window to rear elevation and radiator.

Bathroom

6'11" x 6'9"

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

WC

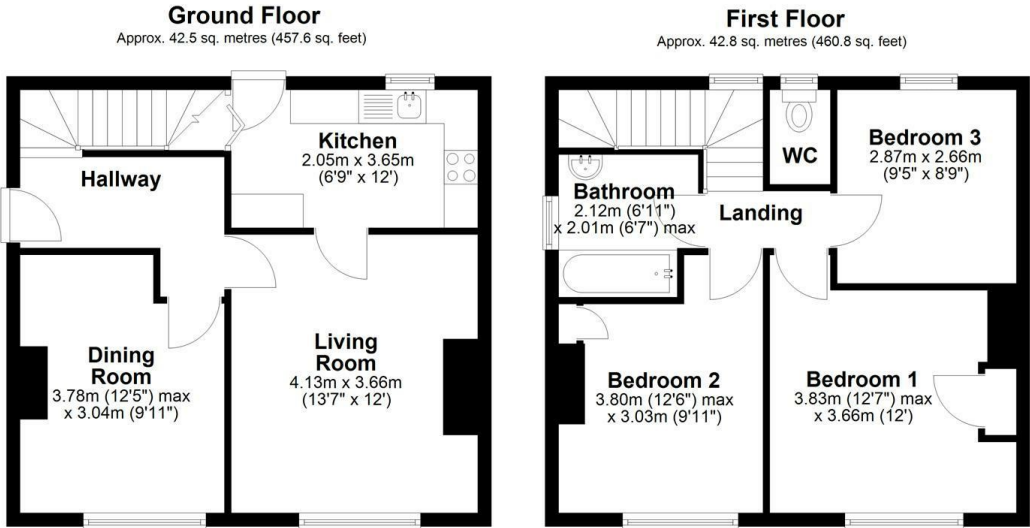
Window to rear elevation and WC.

Outside

Front garden and rear garden with side access.



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



Total area: approx. 85.3 sq. metres (918.3 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.