



Mint Grove

Melksham SN12 6YN

- South Facing Garden
- Three Generous Bedrooms
- Semi Detached
- Driveway Parking
- Close to Local Amenities

£320,000 Freehold



Hall

Radiator, door to WC and kitchen/diner, stairs to first floor.

Living Room

10'9" x 15'5"

Two windows and patio door to rear elevation with two radiators.

Kitchen/Diner

18'6" x 12'2"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge/freezer, dishwasher and washing machine, built-in electric oven, gas hob, window to front and side elevation, under stairs cupboard, radiator and door to living room.

WC

Two piece suite comprising wash hand basin and WC with radiator.



Landing

Airing cupboard and doors leading to bedrooms and bathroom.

Bedroom One

11'5" x 15'3"

Window to rear elevation, radiator, built in wardrobe with sliding doors and door to en-suite.

En-suite

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

Bedroom Two

11'7" x 8'7"

Window to front elevation and radiator.

Bedroom Three

8'7" x 6'7"

Window to front elevation, radiator and fitted wardrobe.

Bathroom

6'0" x 5'7"

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

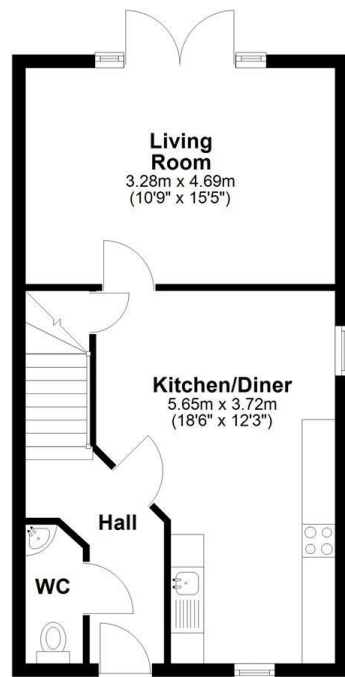
Outside

Enclosed rear garden with side access with driveway parking for approximately two vehicles.

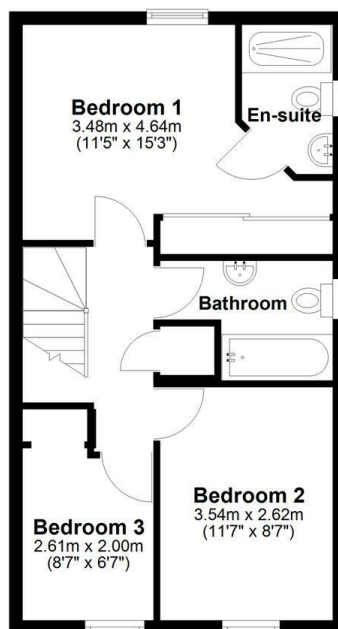


Local Authority **Wiltshire**
Council Tax Band **C**
EPC Rating **B**

Ground Floor
Approx. 42.4 sq. metres (456.0 sq. feet)



First Floor
Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 84.9 sq. metres (913.9 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.