



Chervil Avenue Melksham SN12 6GS

- Four Good Size Bedrooms
- Two Reception Rooms
- Utility Cupboard
- Two Bathrooms
- Kitchen/Diner/Living Space
- Garage and Driveway Parking

£470,000 Freehold





Hallway

External door from front elevation, radiator, stairs to first floor, doors to living room, kitchen/diner and study, double door to utility cupboard.

Living Room

15'4" x 11'9"

Two radiators, patio doors and two windows to rear elevation and door to kitchen/diner.

Kitchen/Diner

28'9" x 14'0"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, water softener, built-in fitted integrated fridge/freezer and dishwasher, built-in eye level electric double oven, built-in electric hob on kitchen island with extractor fan over, box window to front elevation, two windows and patio doors to rear elevation, two radiators and under stairs storage.



Study

7'3" x 8'4"

Window to front elevation, storage cupboard and radiators.

Utility Cupboard

2'10" x 5'3"

Space for washing machine and tumble dryer.

WC

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

Landing

Storage cupboard, radiator and doors to bedrooms and bathroom.

Bedroom One

9'10" x 14'4"

Window to rear elevation, fitted wardrobes, radiator and door to en-suite.

En-suite

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

Bedroom Two

12'1" x 11'8"

Window to rear elevation and radiator.

Bedroom Three

10'10" x 11'10"

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

Bedroom Four

8'9" x 12'3"

Window to front elevation, over stairs storage and radiator.

Bathroom

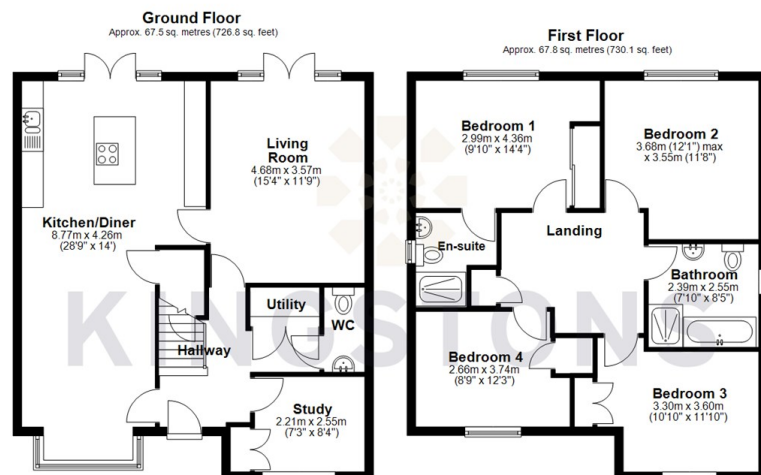
Fitted with four piece suite comprising bath, shower enclosure, wash hand basin and WC, window to side elevation and radiator.

Outside

Enclosed rear garden with side access, garage and driveway parking for 2-3 vehicles.



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



Total area: approx. 135.4 sq. metres (1456.9 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.

