



Leaze Road Melksham SN12 7EX

- Three Generous Bedrooms
- Open Lounge/Diner Area
- Close to Schools and Parks
- Good Size Garden
- Walking Distance to Shops and Pubs
- Vendor Suited

£240,000 Freehold





Hall

Radiator, stairs to first floor and door to lounge/diner.

Lounge/Diner

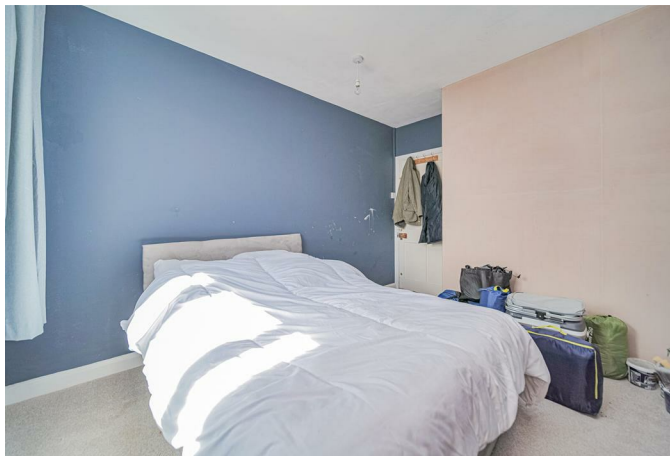
22'3" x 13'6"

Two windows to front elevation, two radiator, open plan living/dining space and door to kitchen.

Kitchen

12'0" x 6'10"

Fitted with a matching range of matching base and eye level units with work top space over, space for cooker, washing machine and fridge/freezer, window to rear elevation, radiator, door garden and opening to under stairs storage area.



Landing

Window to rear elevation, doors to bedrooms, storage cupboard and bathroom.

Bedroom One

11'11" x 12'7"

Window to front elevation and radiator.

Bedroom Two

10'0" x 12'7"

Window to front elevation and radiator.

Bedroom Three

8'8" x 9'5"

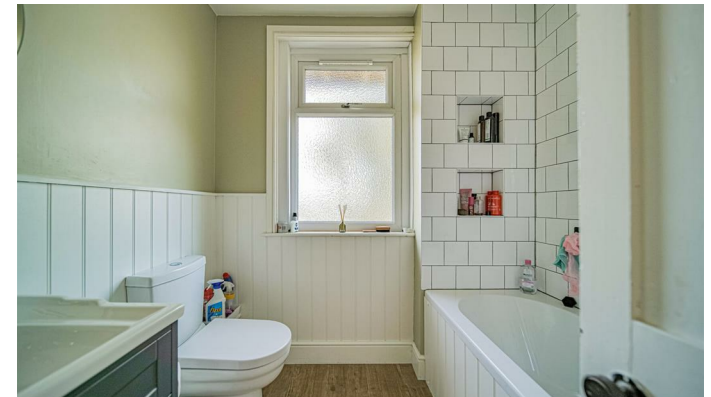
Window to rear elevation and radiator.

Bathroom

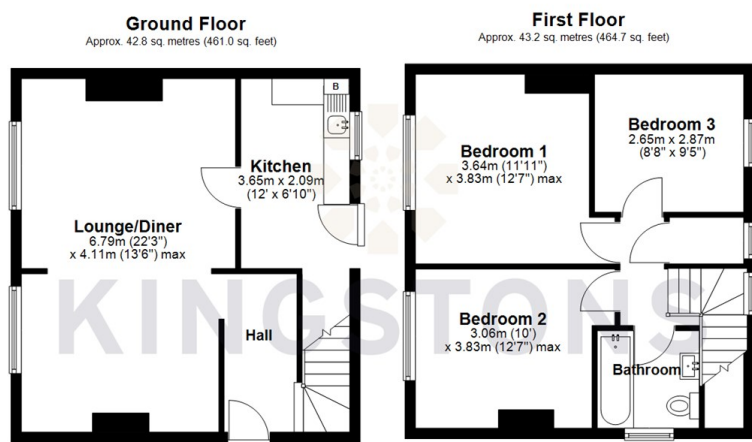
Fitted with a three piece suite comprising wash hand basin, bath with shower over and screen and WC, window to side elevation and radiator.

Outside

Enclosed front, side and rear garden with shed.



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




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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.