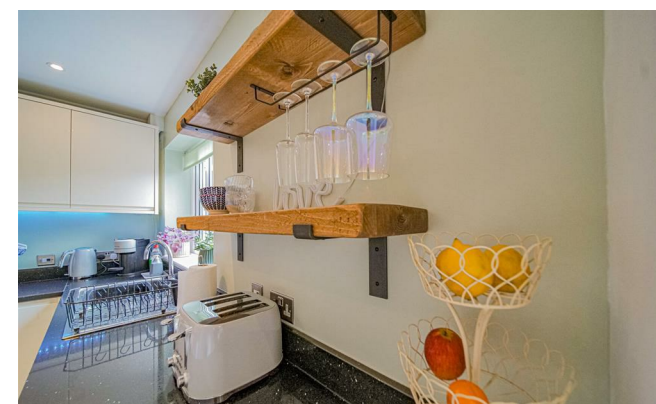




Snarlton Lane

Melksham SN12 7QW

- Three Spacious Bedrooms
 - Conservatory
- Close to Excellent Rated Primary School
 - Large Green Spaces and Parks
- Desirable Snarlton Lane
 - Garage and Driveway
- Shops and Pubs Nearby
 - Ready to Move Into

£355,000 Freehold



Hall

External door to front, stairs to first floor with under stairs storage and doors to kitchen, living room and WC.

Living Room

14'10" x 10'5"

Window to front elevation, radiator and open to dining room.

Dining Room

10'6" x 9'9"

Radiator, door to kitchen and sliding door to conservatory.

Conservatory

Windows to both sides and rear elevation, radiator and patio door to garden.



Kitchen

11'11" x 15'4"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, dishwasher and washing machine, window to rear elevation, radiator and external door to garden.

WC

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

Garage

Electric roller, power and eaves storage.

Landing

Storage cupboard and doors to bedrooms and bathroom.

Bedroom One

12'10" x 9'9"

Window to front elevation, fitted wardrobes and radiator.

Bedroom Two

9'3" x 9'9"

Window to rear elevation, fitted wardrobes and radiator.

Bedroom Three

9'3" x 7'1"

Window to rear elevation and radiator.

Bathroom

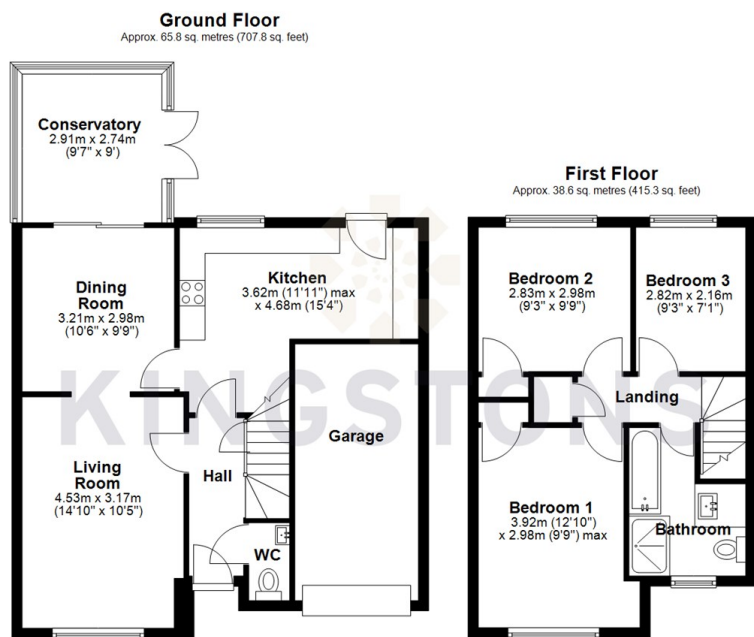
Fitted with four piece comprising bath with shower enclosure, wash hand basin and WC, window to front elevation and heated towel rail.

Outside

Driveway parking for two vehicles and enclosed rear garden with side access.



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



Total area: approx. 104.3 sq. metres (1123.1 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.