



Magister Road

Bowerhill, Melksham SN12 6FE

- No Chain
- En-suite Main Bedroom
- Garage and Driveway Parking
- Walking Distance to Schools and Parks
- Green Space at Bottom of Road
- Three Bedrooms
- Conservatory
- Enclosed Rear Garden
- Pub and Shop Short Distance
- Ideal for Young Families

£260,000 Freehold





Hall

External door from front, radiator, doors to kitchen/diner, living room and WC with stairs to first floor.

Kitchen/Diner

12'1" x 8'10"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, washing machine and tumble dryer, fitted electric fan assisted oven and four ring gas hob, boiler, window to front elevation and radiator.

Living Room

12'2" x 14'11"

Radiator and sliding door to conservatory.

Conservatory

8'7" x 11'10"

Windows to rear and side elevations with double doors onto garden.



WC

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

Landing

Window to side and doors to bedrooms and bathroom.

Bedroom One

10'2" x 11'9"

Window to front elevation, over stairs storage cupboard with water cylinder, radiator and door to en-suite.

En-suite

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

Bedroom Two

9'6" x 8'6"

Window to rear elevation and radiator.

Bedroom Three

9'5" x 6'1"

Window to rear elevation and radiator.

Bathroom

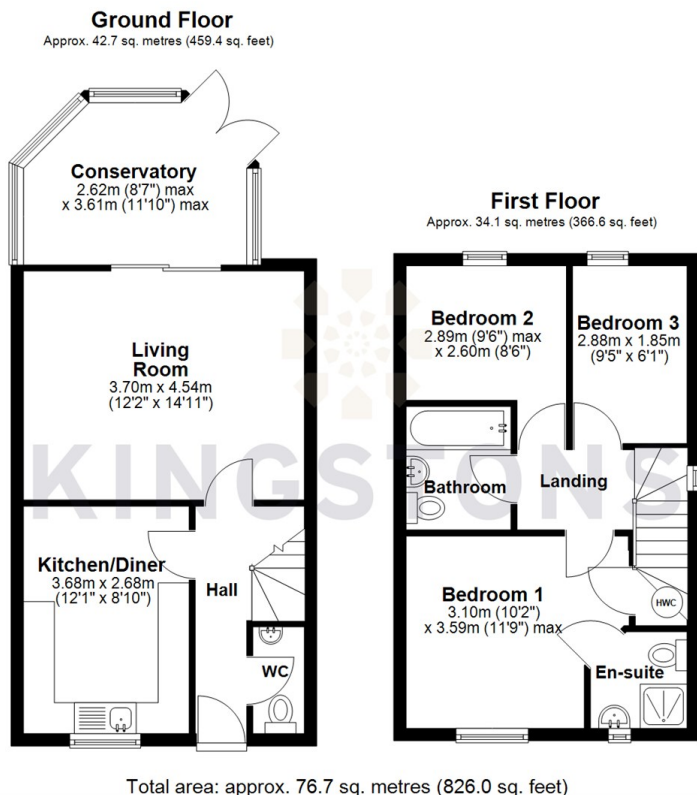
Fitted with three piece suite comprising bath with shower over and shower curtain, wash hand basin and WC with radiator.

Outside

Garage and driveway parking for several vehicles and enclosed rear garden with side access.



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



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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.

