

for sale

£255,000



## Tower Road Melksham SN12 7JQ

An immaculate mid terraced Family Home comprising Entrance Porch, Lounge, Dining Room, Kitchen, Utility and Cloakroom to the Ground Floor. To the First Floor there are Three Bedrooms and a Family Bathroom. Front and Rear Gardens, Garage to the rear.





# Tower Road Melksham SN12 7JQ

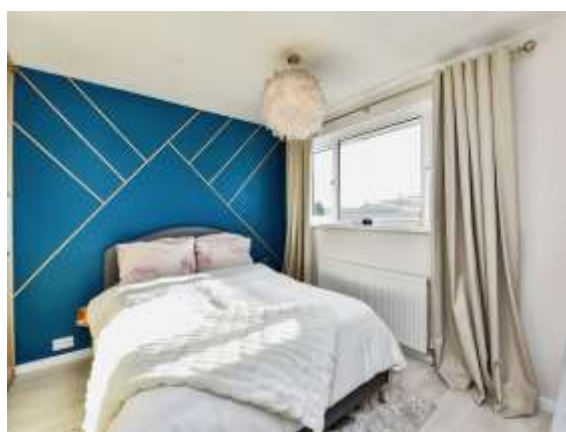
## Description

Nestled in a sought-after location on Tower Road, this beautifully presented three-bedroom home offers an ideal blend of style, comfort, and practicality. Perfectly maintained, the property is ready to move into, making it an excellent choice for families or professionals alike. This home benefits from an excellent location in Melksham, a thriving market town offering a wide range of amenities, including shops, cafes, and restaurants. Tower Road provides convenient access to key transport links, including the A350, A36, and M4, making it ideal for commuting to nearby cities such as Bath, Chippenham, and Trowbridge.

office use and a Family Bathroom - Immaculately finished with modern fixtures and fittings. Externally there are front and rear gardens plus Garage and Parking.

This immaculate property combines modern living with a prime location, making it a rare opportunity in today's market. Viewing is highly recommended to appreciate all it has to offer.

The property comprises Entrance Porch, Lounge/Dining Room - bright and spacious area perfect for family living and entertaining, Modern Kitchen & Utility Area, Three Bedrooms - well-proportioned rooms offering flexibility for family needs or home



## **Ground Floor**

### **Entrance Porch**

Entrance door to front. Door through to Lounge.

### **Lounge**

19' x 11' 5" ( 5.79m x 3.48m )

Window to front. Stairs rising to First floor. Open plan leading through to Dining Area. Radiator. Door to Kitchen.

### **Dining Area**

11' 2" x 8' 11" ( 3.40m x 2.72m )

Patio doors to rear. Radiator.

### **Kitchen**

11' 3" x 9' 8" ( 3.43m x 2.95m )

Fitted with a matching range of base units with complementary work surfaces over with inset sink and drainer. Built in eye level oven. Integrated electric hob. Plumbing for dishwasher. Door through to Utility Room.

### **Utility Room**

8' 7" x 4' 10" ( 2.62m x 1.47m )

Plumbing for washing machine. window to rear. Door to side. Door to Cloakroom.

### **Cloakroom**

Suite comprising low level WC and wash hand basin.

## **First Floor**

### **Landing**

Stairs from Ground Floor.

### **Bedroom One**

11' 7" x 11' 5" ( 3.53m x 3.48m )

Window to rear. Radiator.

### **Bedroom Two**

11' x 10' 9" ( 3.35m x 3.28m )

Window to front. radiator.

### **Bedroom Three**

8' 7" x 8' ( 2.62m x 2.44m )

window to front. Radiator.

### **Bathroom**

Suite comprising low level WC, vanity wash hand basin and bath with shower over and glass screen door. Window to rear. Radiator.

## **Outside**

### **Front**

Low maintenance and laid to decorative paving.

### **Rear Garden**

Fully enclosed and mainly laid to lawn.

### **Garage**

Single garage to the rear.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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59 Market Place  
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Property Ref: CHM306065 - 0003

**Tenure:** Freehold

**EPC Rating:** C

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