



Crescent Road, Melksham SN12 7EU

welcome to

Crescent Road, Melksham

Beautifully presented 3-bed semi-detached family home in Melksham. Features a lounge, kitchen/diner, and utility room. Three good-sized bedrooms and a family bathroom. Benefits include an enclosed rear garden, driveway parking, and a garage—ideal for modern family living.





Ground Floor



First Floor

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

Entrance Hall

Lounge

15' 2" max x 11' 9" max (4.62m max x 3.58m max)

Kitchen / Diner

19' 4" max x 9' 2" max (5.89m max x 2.79m max)

Utility Room

8' 6" max x 6' 4" max (2.59m max x 1.93m max)

Landing

Bedroom One

9' 8" max x 12' 1" max (2.95m max x 3.68m max)

Bedroom Two

10' 5" max x 9' 7" max (3.17m max x 2.92m max)

Bedroom Three

8' 7" x 8' 6" (2.62m x 2.59m)

Bathroom

Front Garden

Rear Garden

Parking

Garage

welcome to

Crescent Road, Melksham

- Three Good Sized Bedrooms
- Spacious Kitchen/Diner
- Separate Utility Room
- Enclosed Rear Garden
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

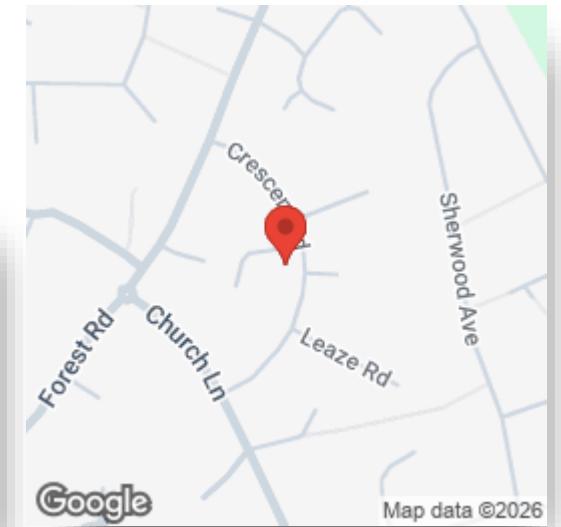
£270,000



view this property online allenandharris.co.uk/Property/CLN109260

directions to this property:

Head south on High St toward Curzon St/A4
Turn left onto Curzon St/A4
Continue to follow A4
At the roundabout, take the 1st exit onto New Rd/A4
Go through 1 roundabout
At the roundabout, take the 2nd exit onto Silver St/A3102
Melksham A3102
Turn left onto Devizes Rd/A342
Devizes A342
Melksham (A3102)



Please note the marker reflects the postcode not the actual property



Property Ref:
CLN109260 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



01249 814681



calne@allenandharris.co.uk



17 High Street, CALNE, Wiltshire, SN11 0BS



allenandharris.co.uk