



**Woodcombe, Melksham SN12 7SD**



**welcome to**  
**Woodcombe, Melksham**

Allen&Harris are delighted to offer this spacious, four bedroom detached family home for sale.

Located in a popular residential area of Melksham, close to local schools and amenities.

This is a superb opportunity for the new owner to put their own stamp on.

Offered for sale with No Onward Chain.





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)



**Entrance Hallway**

9' 8" x 9' 7" ( 2.95m x 2.92m )

**Living Room**

16' 7" x 11' 4" ( 5.05m x 3.45m )

**Bedroom Three**

9' 1" max x 8' 10" ( 2.77m max x 2.69m )

**Dining Room**

11' 4" x 9' 9" ( 3.45m x 2.97m )

**Bedroom Four**

8' 3" x 6' 6" ( 2.51m x 1.98m )

**Kitchen**

11' 7" x 10' 8" ( 3.53m x 3.25m )

**Family Bathroom**

**Front Garden**

**Rear Garden**

**Garage**

**Conservatory**

12' 4" max x 11' 11" max ( 3.76m max x 3.63m max )

**Cloakroom**

**First Floor Landing**

**Bedroom One**

14' 1" max x 11' 6" ( 4.29m max x 3.51m )

**En-Suite Shower Room**

**Bedroom Two**

welcome to

## Woodcombe, Melksham

- Four Bedroom Detached Family Home.
- Pleasant, cul-de-sac location.
- Front and Rear Gardens.
- Garage and Driveway Parking.
- Offered for sale, as seen.

Tenure: Freehold EPC Rating: D

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/COS106648](https://www.allenandharris.co.uk/Property/COS106648)



Property Ref:  
COS106648 - 0004

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allen & harris



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