



2 Rutland Close
Melksham SN12 7LN

Monthly Rental Of £1,395



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Exceptionally spacious three bedroom semi detached house

Brand new kitchen with range cooker

Garden room

Spacious first floor bathroom

Newly renovated

Utility room and downstairs W.C

Three well proportioned bedrooms

Gas central heating and PVCu double glazing

This newly renovated and exceptionally spacious three-bedroom semi-detached home is conveniently located within easy reach of Melksham town centre. The property features a brand new kitchen with range cooker, new carpets throughout, a useful utility room and a downstairs cloakroom. A bright garden room offers additional living space, and the home benefits from gas central heating and PVCu double glazing. Outside, there is a generous enclosed rear garden along with driveway parking for two to three vehicles. Available immediately, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With composite front door, radiator and stairs to the first floor with storage cupboard under.

Lounge *13' 7" x 12' 6" (4.13m x 3.80m)*

With radiator, electric fire with wooden surround and PVCu double glazed window to the front. Arch into...

Dining Room *9' 10" x 9' 3" (2.99m x 2.83m)*

With radiator and sliding patio doors to the Garden Room.

Kitchen *9' 7" x 10' 9" (2.92m x 3.27m)*

With a range of eye level and base units, worktops with tiled splash backs, range cooker with 7 ring gas hob and extractor hood over, integrated fridge/freezer, space for dishwasher and PVCu double glazed window to the rear.

Garden Room *23' 9" x 12' 11" (7.24m x 3.94m)*

With PVCu door to the front, radiator, Velux window, PVCu double glazed windows to the rear and PVCu french doors opening onto the rear garden.

Utility room

With worktop, space for washing machine and tumble dryer and PVCu double glazed window to the side.

Cloakroom

With close coupled W.C and obscured PVCu double glazed window to the side.

First Floor

Landing

With PVCu double glazed window to the side.

Bedroom 1 *10' 11" x 12' 6" (3.33m x 3.80m)*

With radiator and PVCu double glazed window to the front.

Bedroom 2 *11' 10" x 9' 2" (3.60m x 2.80m)*

With radiator and PVCu double glazed window to the rear.

Bedroom 3 *8' 8" x 7' 10" (2.63m x 2.39m) max*

With radiator and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with mains rainfall shower over, low level W.C and pedestal hand basin, radiator, airing cupboard housing gas boiler and obscured PVCu double glazed windows to the side.

Externally

To the front

Driveway parking for 2/3 vehicles.

To the rear

The large enclosed rear garden offers a spacious patio seating area, a generous area laid to lawn and a raised area of wooden decking with a metal storage shed.

Council tax

The property is in council tax band B.

EPC rating

The current EPC rating is B (61)

Services

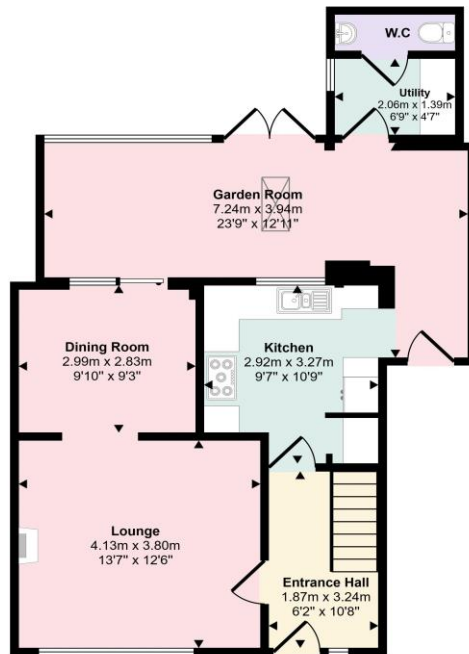
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

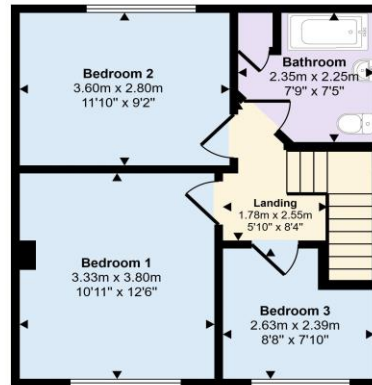
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1000Mbps



Approx Gross Internal Area
107 sq m / 1151 sq ft



Ground Floor
Approx 67 sq m / 719 sq ft



First Floor
Approx 40 sq m / 432 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.