



The Crays

Melksham SN12 7BZ

- Three bedrooms, ideal for families
- New boiler and heating system
- Generous enclosed rear garden
- Green space in front of house
- Close to schools and bus stops
- Modernised kitchen and bathroom
- Driveway parking for several cars
 - Garage for extra storage
- Walking distance to town centre
- Viewing highly recommended

£265,000 Freehold





Hallway

4'6" x 7'6"

External door and window to front elevation, radiator, stairs to first floor with storage under and doors to living room and kitchen/diner.

Living Room

15'3" x 11'6"

Window to front elevation and radiator.

Kitchen/Diner

9'6" x 19'5"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge/freezer, space for washing machine and cooker, window to rear elevation, radiator, pantry cupboard under stairs and double doors to garden.

Landing

4'1" x 11'2"

Window to side elevation and doors to bedrooms and bathroom.



Bedroom One

12'5" x 11'5"

Window to front elevation and radiator.

Bedroom Two

12'5" x 10'7"

Window to rear elevation, fitted wardrobe and radiator.

Bedroom Three

8'0" x 8'6"

Window to rear elevation and radiator.

Bathroom

4'11" x 7'10"

Fitted with three piece suite comprising shower enclosure, wash hand basin with storage under and WC, window to front elevation and heated towel rail.

Outside

Driveway parking for several vehicles, garage to side and enclosed generous rear garden.



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



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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.