



## Coronation Road

Melksham SN12 7PE

- 3 bed semi-detached home
  - Conservatory
- Utility room and downstairs WC
- Walking distance to town centre
- Driveway parking
- Large enclosed rear garden
- Three good-sized bedrooms
- Close to primary schools

**Asking Price £280,000 Freehold**



### **Porch**

Window to side elevation, leading to inner hallway with stairs leading up, door to living room.

### **Living Room**

10'9" x 14'10"

Window to front elevation, radiator, wall mounted electric fire, media wall and door to kitchen.

### **Kitchen**

9'7" x 15'2"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, built-in electric oven, built-in four ring electric hob, window to rear elevation, radiator, door to conservatory and utility area and w/c.

### **Utility**

5'9" x 5'3"

Space for washing machine and tumble drier with work top space over. Window to side elevation with opening to w/c.



## **WC**

Fitted with two piece suite comprising w/c and wash hand basin, window to side elevation.

## **Conservatory**

Two windows to rear elevation, radiator, double doors leading to enclosed rear garden.

## **Bedroom One**

9'8" x 10'3"

Window to front elevation, radiator.

## **Bedroom Two**

10'9" x 10'1"

Window to rear, two storage cupboards, radiator.

## **Bedroom Three**

7'5" x 7'7"

Window to rear elevation, radiator.

## **Bathroom**

Fitted with three piece suite comprising bath, wash hand basin, shower with over and WC, window to front, heated towel rail.

## **Landing**

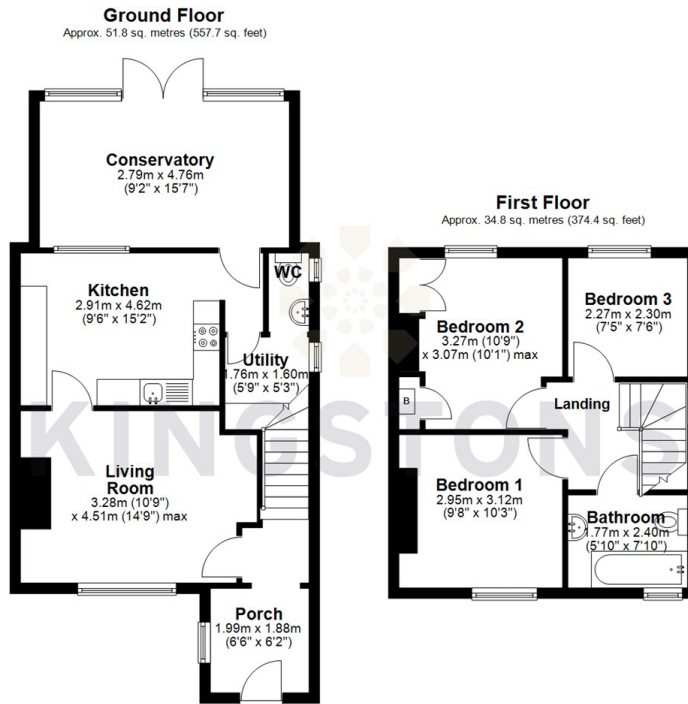
Window to side elevation, doors to bedrooms and bathrooms.

## **Outside**

Driveway parking for 2-3 vehicles, enclosed rear garden with large shed. Patio area and lawn.



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



Total area: approx. 86.6 sq. metres (932.1 sq. feet)



  
**KINGSTONS**  
Melksham Office

11 High Street, Melksham,  
Wiltshire, SN12 6JR

**Contact**

01225709115  
sales@kingstons.biz  
www.kingstons.biz

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.