Ash Grove

Melksham SN12 6HZ

- Semi-detached bungalow
- Large driveway - suitable for multiple vehicles and Caravan/Motor-home
- Expansive garden with patio
- Utility room
- Shower room
- Two spacious bedrooms
- Generous garage
- Conservatory
- Store room/Home office
- Cul-de-sac location

£315,000 Freehold

Hall
4'8" x 9'0"
Window to front elevation, storage cupboard, door to living room and opening to kitchen.

Living Room
14'10" x 13'6"
Window to front elevation, radiator, door to inner hallway.

Kitchen
8'4" x 8'11"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer, space for slimline dishwasher, built-in electric oven, built-in four ring electric hob, window to side elevation, door to conservatory.

Conservatory
15'0" x 7'10"
Window to side and front elevation, radiator, door to enclosed rear garden and opening in to utility area.

Utility
6'7" x 8'11"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, space for freezer, washing machine and tumble dryer, window to front elevation, storage cupboard.

Bedroom One
13'10" x 9'11"
Window to rear elevation, radiator.

Bedroom Two
8'8" x 12'6"
Window to rear elevation, radiator.

Bathroom
6'5" x 5'5"
Fitted with three piece suite with comprising wash hand basin, shower area and WC, window to side elevation, radiator.

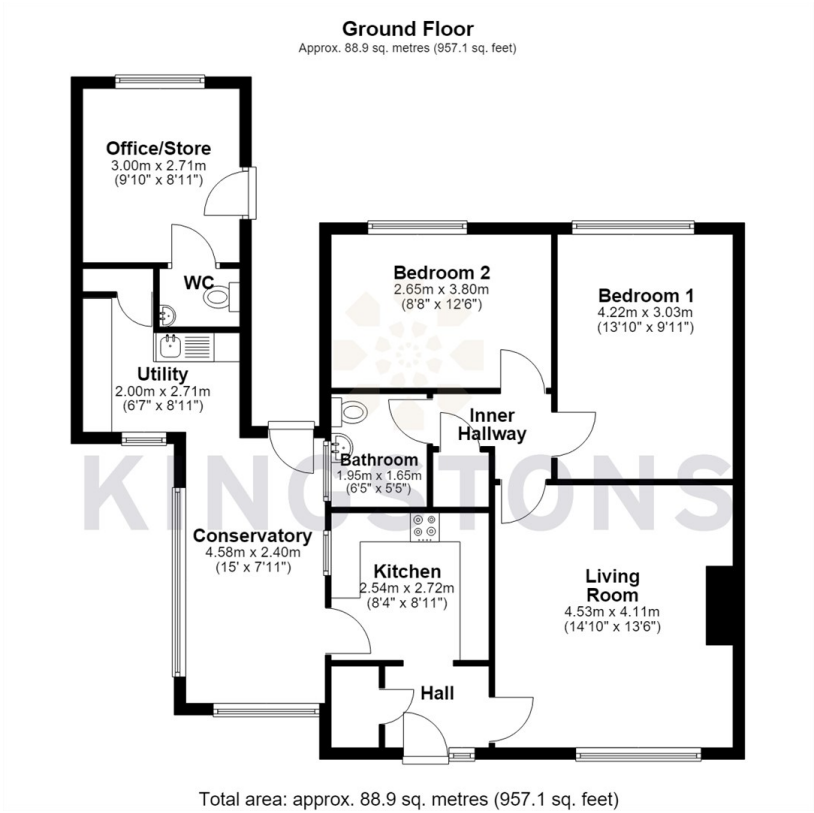
Inner Hallway
4'10" x 6'9"
Storage cupboard, doors to bedrooms and bathroom.

Office/Store
9'10" x 8'11"
Accessed from the garden, large store area, currently used as crafting room/office, door leading to W/C and window to rear elevation.

WC
3'4" x 4'7"
Two piece suite comprising w/c and wash hand basin.

Outside
Enclosed rear garden with large patio area and lawn. Greenhouse and sheds. There is a large driveway allowing parking for multiple vehicles, the gate can be opened up in to the garden to allow extra parking for a caravan/motor home as well. Property also has a large garage.

Local Authority **Wiltshire**
Council Tax Band **C**
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.