

**TOWN&COUNTRY**  
ESTATES



**42 Wiltshire Crescent, Melksham, Wiltshire, SN12 7LL**

**£1,300 Per Calendar Month**

## LOCATION

The property is located off Queensway in an established residential area of Melksham, within easy reach of local amenities and Schools. Melksham is a market Town dating back to the middle ages. Its linear town centre offers High Street banks, various shops, cafes and supermarkets. The historic market place features Melksham Town Hall and Melksham House. There is a Train Station which has connections to Chippenham, Swindon, Trowbridge and Westbury.

## DESCRIPTION

Situated on a corner plot, this spacious three bedroom semi-detached family home has enjoyed full modernisation, with a stunning kitchen and modern bathroom. The ground floor accommodation comprises an entrance hall, living room, kitchen knocked through to the dining room creating a lovely open space and conservatory. Upstairs, the property offers three good size bedrooms and the bathroom. Further benefits include gas central heating, UPVC double glazing, enclosed rear garden, garage and off road parking.

## ENTRANCE HALL

## LIVING ROOM

13'5" x 12'2" max

## KITCHEN

11'10" max x 9'6"

## DINING ROOM

9'10" x 9'2"

## CONSERVATORY

10'6" x 9'10"

## FIRST FLOOR LANDING

## BEDROOM ONE

12'2" max x 10'10" max

## BEDROOM TWO

11'6" x 9'2"

## BEDROOM THREE

8'10" x 8'10"

## BATHROOM

## EXTERIOR

### FRONT

Large block paved enclosed front garden with dwarf wall surround, gated access to the drive with access to the garage and door to the rear garden.

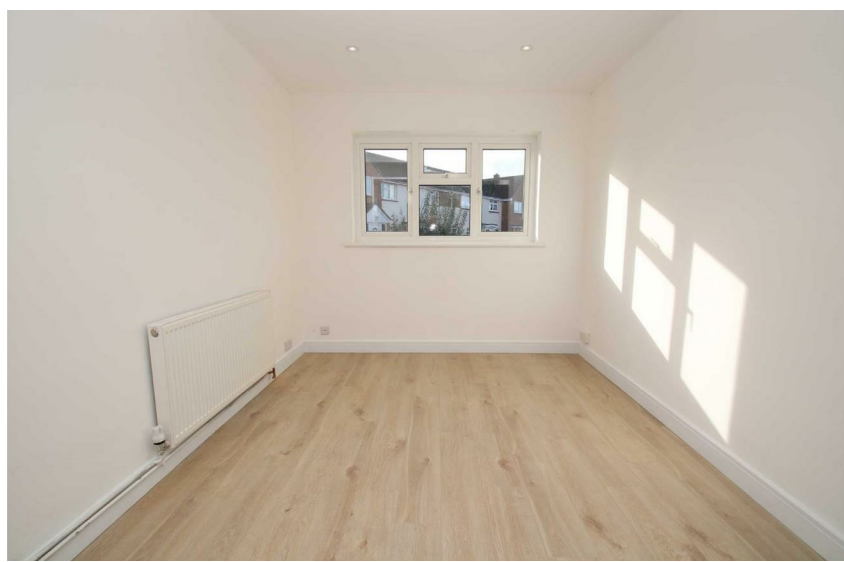
### REAR GARDEN

The enclosed rear garden has a paved patio, lawn, planted borders and door to the drive.

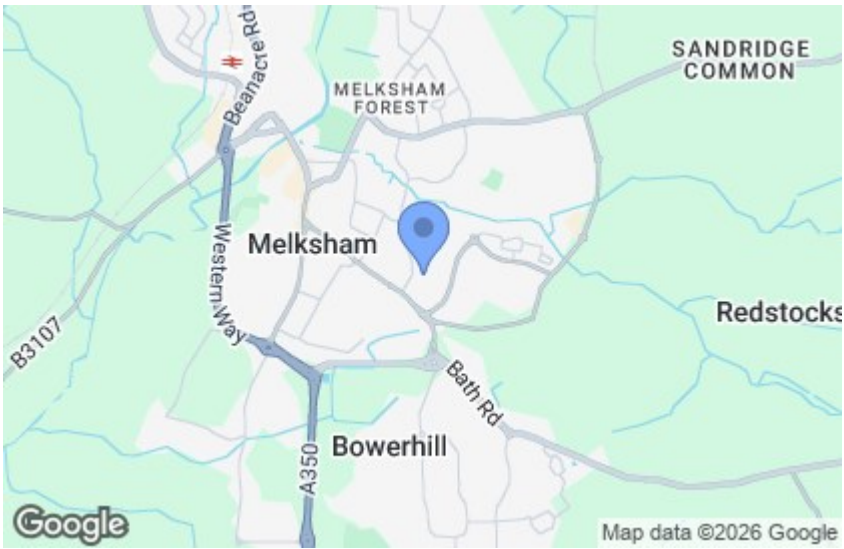
### GARAGE

Up and over door to the front and window to the side.

## ADDITIONAL INFORMATION



Council Tax Band - B  
Available now







GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



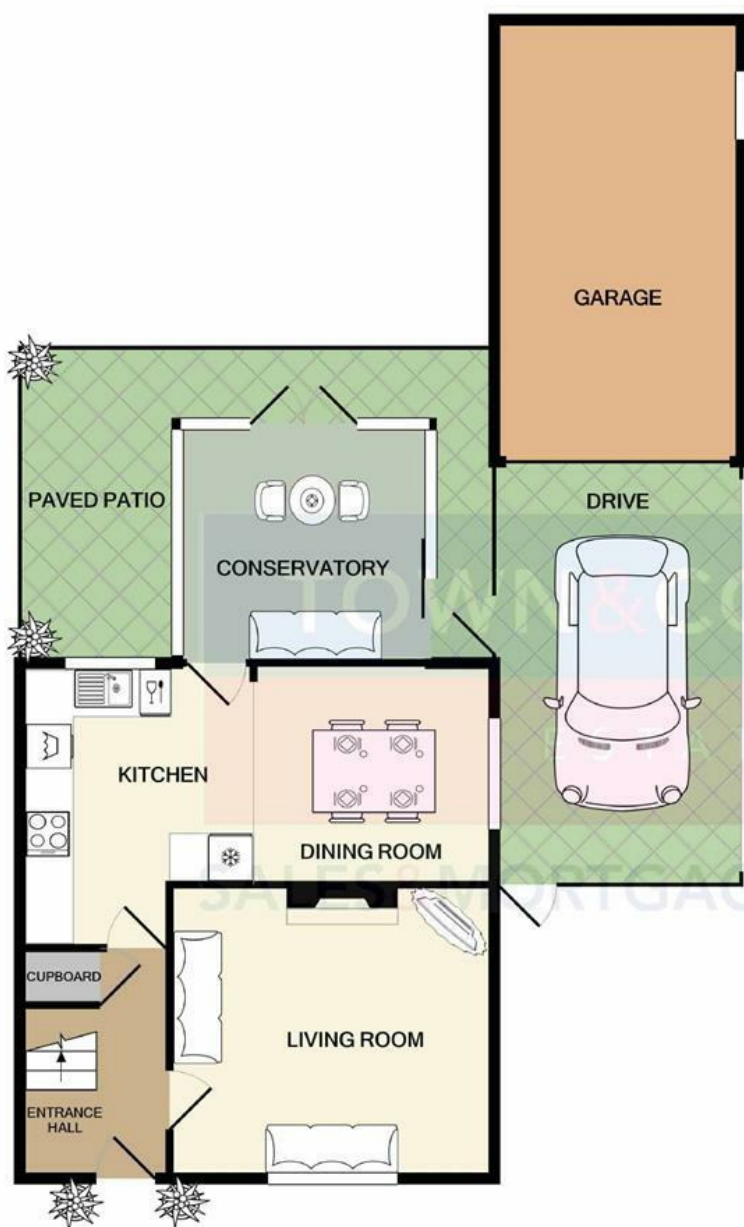
1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



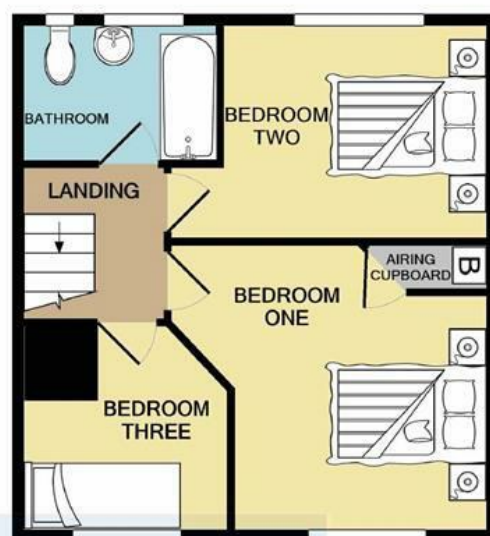
TOTAL FLOOR AREA : 1463 sq.ft. (135.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 711 SQ.FT.  
(66.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 410 SQ.FT.  
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1121 SQ.FT. (104.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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