



Catalina Court

Bowerhill, Melksham SN12 6FA

- Three bedrooms
- Kitchen/diner
- Enclosed rear garden
- Partly converted garage office
- Downstairs toilet
- Utility room
- Parking
- Close to parks and shops

Asking Price £280,000 Freehold



Hall

6'7" x 2'11"

External door, stairs to first floor, radiator and doors to kitchen/diner, living room and WC.

Kitchen/Diner

15'0" x 9'7"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, space for fridge and dishwasher, fitted oven and four ring gas hob with extractor hood over, window to front and rear elevation, radiator and door to utility.



Living Room

15'0" x 14'1"

Window to front elevation, radiator, under stairs storage and double door to garden.

Utility

6'4" x 7'0"

Base units with worktop space over, space for fridge/freezer and washing machine, window to side and rear elevations and external door to garden.

WC

Fitted with a two piece suite comprising wash hand basin and WC with window to side elevation.

Landing

Window to rear elevation, radiator and doors to bedrooms and bathroom.

Bedroom One

8'3" x 10'10"

Window to front elevation, fitted wardrobe and radiator.

Bedroom Two

8'2" x 9'7"

Window to front elevation, fitted wardrobe, over stairs storage and radiator.

Bedroom Three

6'6" x 7'10"

Window to rear elevation and radiator.

Bathroom

Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC,

window to rear elevation and heated towel rail.

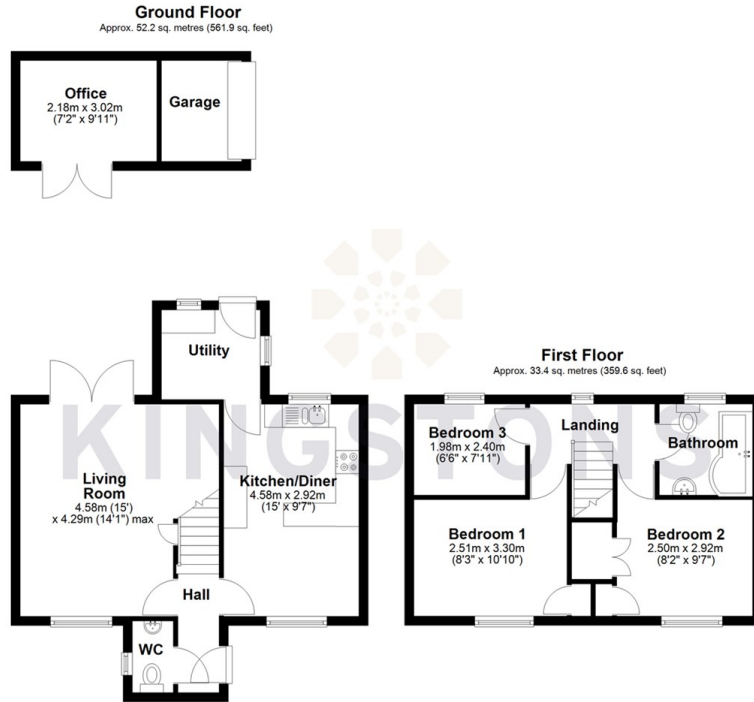
Outside

7'2" x 9'11"

Enclosed rear garden with side access, garage which is mostly converted to an office with electric roller door, parking in front of garage.



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




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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.