



KINGSTONS



Hornchurch Road

Bowerhill, Melksham SN12 6AQ

- NO CHAIN
- En-suite
- Located in Bowerhill
- Walking distance to schools
- Detached
- Garage & parking
- Near Kennet and Avon Canal
- Viewing highly recommended

£290,000 Freehold



Hallway

Doors to living room and kitchen/diner, stairs to first floor.

Living Room

16'1" x 10'2"

Window to front elevation, two radiators, sliding patio door to enclosed rear garden.

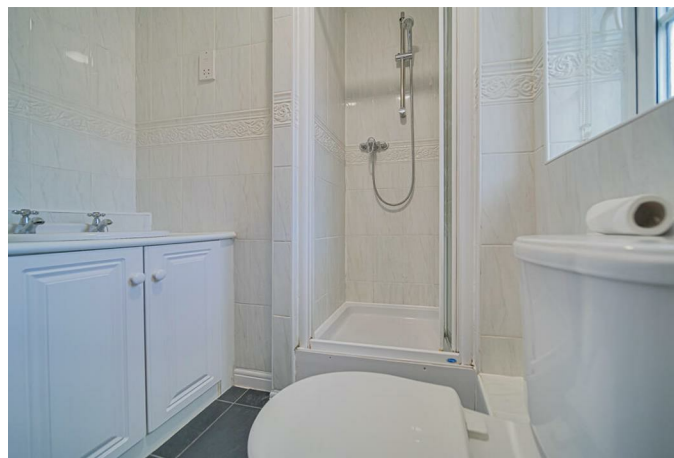
Kitchen/Diner

16'0" x 10'7"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer, dishwasher and washing machine, built-in oven, built-in four ring gas hob, window to rear elevation, window to front elevation, radiator, door to rear hallway, under stairs storage cupboard.

WC

Window to rear elevation, fitted with two piece suite comprising wash hand basin and WC, radiator.



Rear Hallway

Doors to kitchen/diner, w/c and rear garden.

Bedroom One

9'7" x 10'6"

Window to front elevation, storage cupboard, radiator, door to en-suite.

En-suite

3'7" x 5'1"

Fitted with three piece suite comprising shower enclosure, wash hand basin and WC, window to front elevation, radiator.

Bedroom Two

8'10" x 10'3"

Window to front elevation, storage cupboard, radiator.

Bedroom Three

7'0" x 7'1"

Window to rear elevation, radiator.

Bathroom

Fitted with three piece suite comprising bath, wash hand basin and WC, window to rear elevation, radiator.

Landing

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

Garage

Up and over door, door to rear of

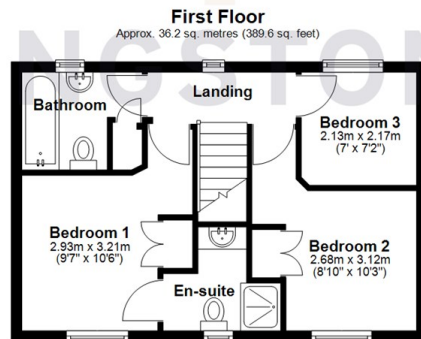
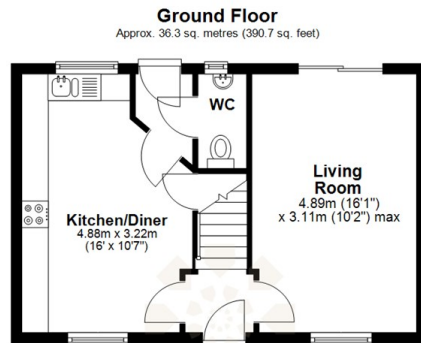
garage with garden access, electric points.

Outside

Enclosed rear garden with side and rear access, garage, parking space next to garage.



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



Total area: approx. 72.5 sq. metres (780.3 sq. feet)

KINGSTONS



KINGSTONS
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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.

