Woodrow Road

Melksham SN12 7RG

- No chain
- Four good sized bedrooms
- Ample parking available
- Quiet outskirts location
- Popular location
- Two bathrooms
- Generous sunny garden
- Garage
- Near shop and pub
- Flexible multi-gen living possibility

£450,000 Freehold

Hallway
Two windows and external door to front elevation, radiator and doors to bedrooms one and two, shower room and living room.

Bedroom One
12'11" x 14'11"
Bow window to front elevation, two radiators and fitted wardrobes.

Bedroom Two
10'11" x 13'0"
Window to side elevation and radiator.

Shower Room
7'9" x 7'11"
Fitted with three piece suite comprising shower enclosure, wash hand basin and WC with heated towel rail.

Living Room
13'0" x 15'0"
Bow window to front elevation, two radiators and door to kitchen.

Kitchen
10'11" x 13'6"
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, fitted eye level double oven and five ring gas hob with extractor hood over, window to side elevations, storage cupboard, pantry cupboard, radiator and door to conservatory.

Conservatory
20'10" x 9'10"
Windows to rear and side elevations, external door to garden, radiator, opening to utility and door to inner hall.

Utility
6'5" x 7'1"
Window to side elevation.

Inner Hall
Door to bedrooms three and four, bi-fold door to shower room.

Bedroom Three
14'6" x 8'8"
Window to rear elevation and radiator.

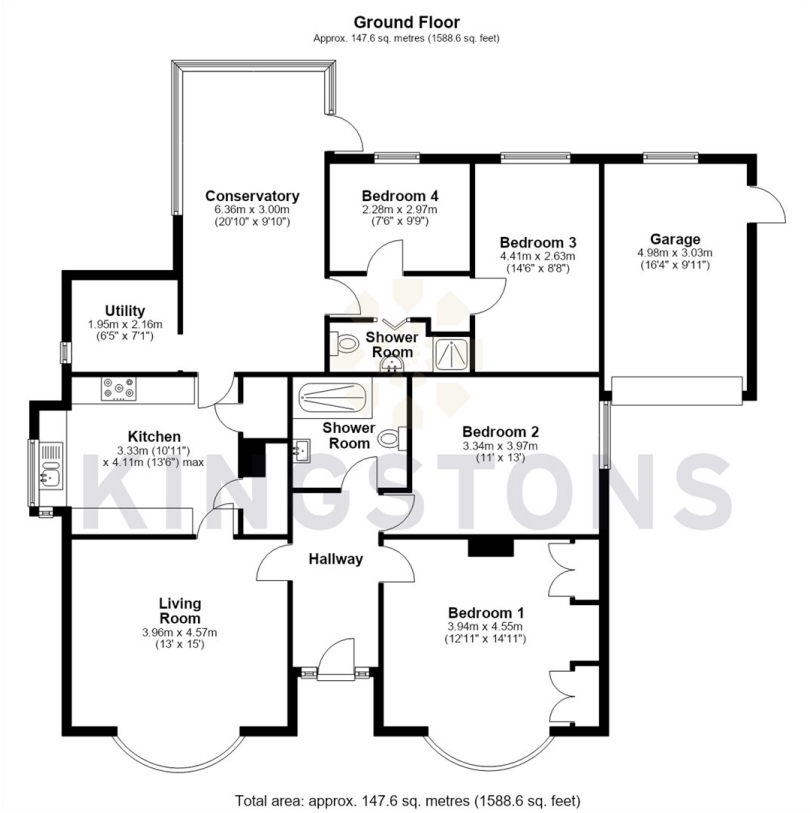
Bedroom Four
7'6" x 9'9"
Window to rear elevation and radiator.

Shower Room
Fitted with a three piece suite comprising shower enclosure, wash hand basin and WC with radiator.

Garage
16'4" x 9'11"
Pedestrian door from garden, power and light with electric roller door.

Outside
Enclosed rear garden with side access facing south-east and good size driveway with ample parking.

Local Authority **Wiltshire**
Council Tax Band **E**
EPC Rating **D**



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.