



21 Academy Close, Melksham, Wiltshire, SN12 8FP

£1,300 PCM



- Three bedroom family home
- Enclosed rear garden
- Kitchen Dining Room
- EPC - B
- Driveway parking
- Gas central heating
- Available Mid June
- Council Tax - C

Discover Melksham: A Charming Wiltshire Town with Excellent Connectivity

Nestled along the banks of the River Avon, Melksham is a market town that blends historical charm with modern conveniences. It offers a welcoming community atmosphere complemented by a range of amenities.

Local Amenities and Lifestyle

Melksham boasts a high street filled with independent shops, cafes, and traditional pubs. For leisure and recreation, the town offers several parks and green spaces, including King George V Playing Field, which features a playground, skate park and is home to Melksham Parkrun. The nearby Melksham Community Campus enhances the town's leisure offerings with swimming pool, sports hall, gym and cafe.

THE PROPERTY

Blueleaf Property are delighted to offer this well presented three bedroom home situated on the popular George Ward Gardens Development on the Corsham side of Melksham.

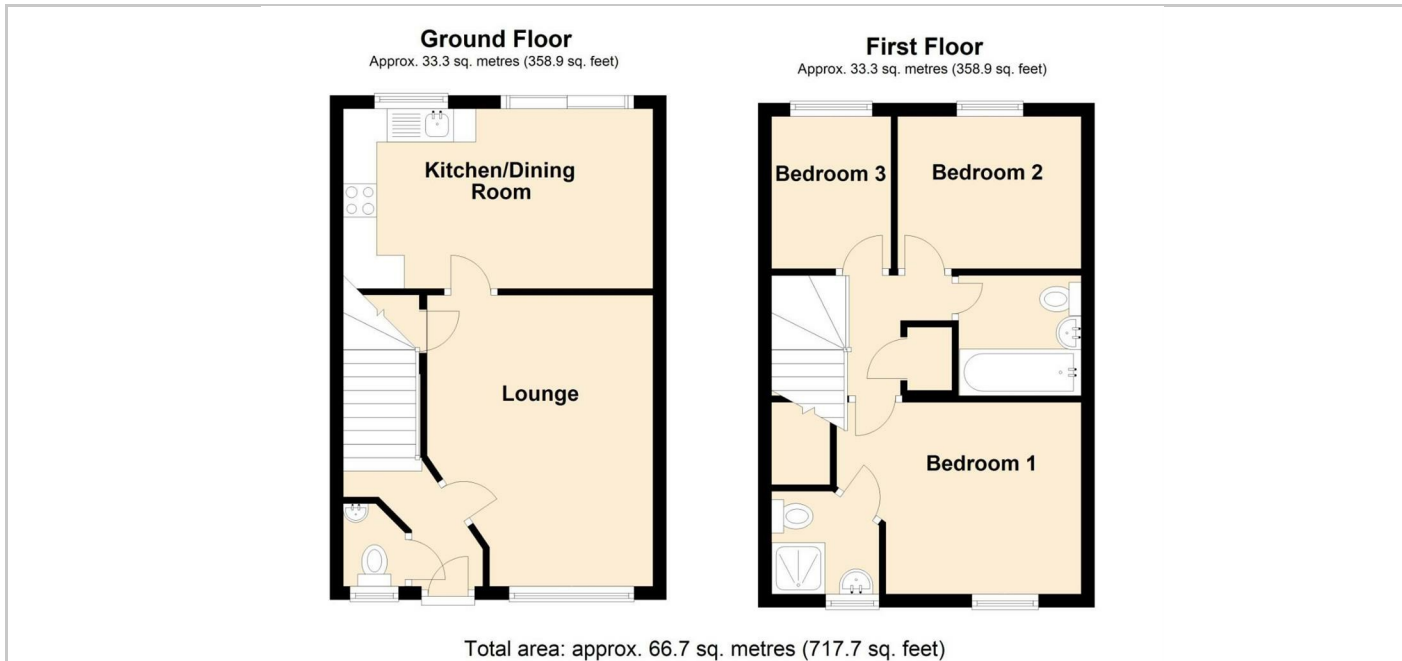
The ground floor accommodation comprises entrance hall, cloakroom, lounge, kitchen dining room with patio doors onto the rear garden and under stairs storage cupboard. The first floor accommodation comprises stairs landing with airing cupboard, premier bedroom with en-suite shower room, two further bedrooms and family bathroom.

The property further benefits from driveway parking for two cars, gas central heating (combination boiler), upvc double glazing, an enclosed rear garden with gated rear access, extended patio, lawn and shed.

The landlord would prefer a longer term let.

All room measurements are approx;
 Lounge: 2.39m ext 3.67m x 4.38m
 Kitchen Dining Room: 4.66m x 2.71m
 Bedroom One: 3.65m x 2.92m
 Bedroom Two: 2.78m x 2.28m
 Bedroom Three: 2.28m x 1.84m

SITUATION



Directions