



Teachers Way

Melksham SN12 8FA

- Three double bedrooms
- Enclosed rear garden
- Bedroom with en-suite
 - Garage included
- Park opposite house
- Modern semi-detached house
 - Kitchen/diner layout
- Parking for two vehicles
- Ample visitor parking
- Short walk to train station

£310,000

**Porch**

4'7" x 3'7"

External door to front, radiator and door to living room.

Living Room

16'2" x 10'3"

Window to front elevation, radiator and door to hall.

Hall

2'9" x 11'3"

Stairs to first floor, radiator and doors to kitchen/diner and WC.

Kitchen/Diner

7'9" x 18'10"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated dishwasher, space for fridge/freezer and washing machine, fitted electric oven and four ring gas hob with extractor hood over, window to rear elevation, radiator and double door to garden.



WC

2'11" x 5'1"

Fitted with two piece suite comprising wash hand basin and WC with radiator.

Landing

Doors to bedrooms and bathroom.

Bedroom One

9'8" x 13'11"

Two windows to front elevation, fitted wardrobes, radiator and door to en-suite.

En-suite

6'10" x 4'8"

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

Bedroom Two

11'3" x 8'9"

Window to rear elevation and radiator.

Bedroom Three

7'10" x 9'11"

Window to rear, elevation, fitted wardrobes and radiator.

Bathroom

Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, window to side elevation and radiator.

Garage

14'8" x 8'2"

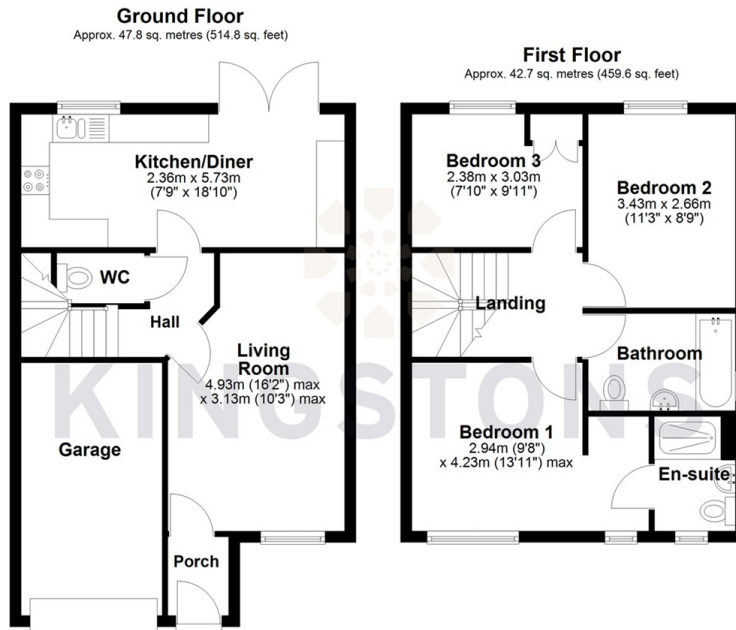
Up and over door.

Outside

Enclosed rear garden with side access, parking for two vehicles.



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



Total area: approx. 90.5 sq. metres (974.4 sq. feet)




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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.