



**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

**£280,000 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.

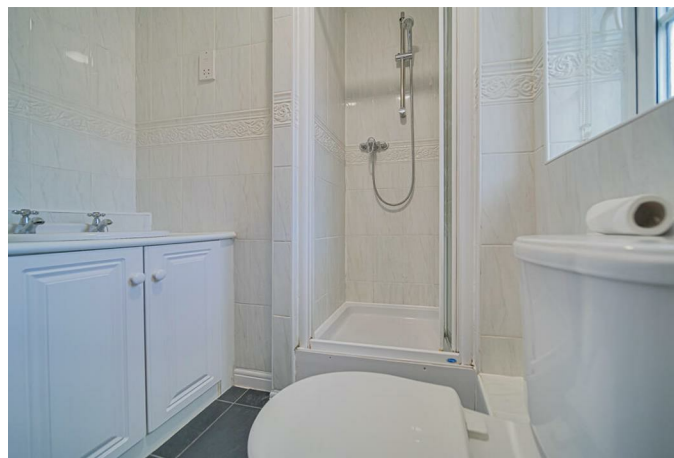
### **Kitchen/Diner**

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

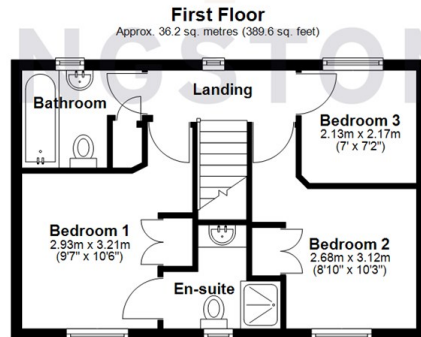
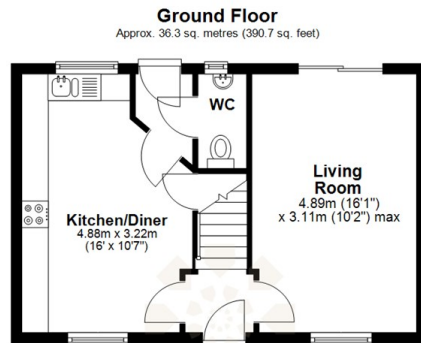
garage with garden access, electric points.

### **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**  
Melksham Office

11 High Street, Melksham,  
Wiltshire, SN12 6JR

**Contact**

01225709115  
sales@kingstons.biz  
www.kingstons.biz

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.