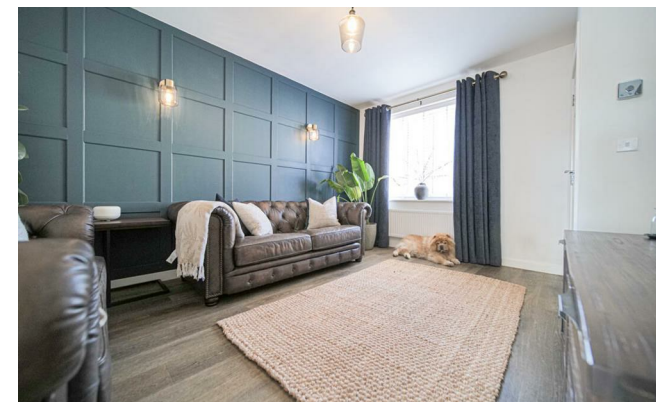




Basil Drive Melksham SN12 6LT

- Three spacious bedrooms
- Semi-detached house
- Parking for 2-3 cars
- Close to local amenities
- Two modern bathrooms
- Enclosed rear garden
- Kitchen/diner with utility
- Near outstanding schools

£325,000 Freehold



Hall

External door to front, radiator, stairs to first floor and door to living room.

Living Room

14'7" x 10'11"

Window to front elevation, radiator, understairs storage and door to kitchen/diner.

Kitchen/Dining Room

12'2" x 10'5"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, fitted eye level oven and grill with built-in four induction ring hob with extractor hood over, two windows and patio door to rear elevation with radiator.

Utility

6'7" x 3'6"

Fitted with a matching range of base units with worktop space over, space for washing machine and boiler.



WC

5'5" x 3'6"

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

Landing

Storage cupboard, stairs to second floor and doors to bathroom, bedroom two and three.

Bedroom Two

9'6" x 14'1"

Window to rear elevation and radiator.

Bedroom Three

10'3" x 7'4"

Window to front elevation and radiator.

Bathroom

6'9" x 7'4"

Fitted with three piece suite comprising bath with hand shower attachment, wash hand basin and WC, window to side elevation and heated towel rail.

Landing

Door to bedroom one.

Bedroom One

20'10" x 10'8"

Window to front elevation, fitted wardrobes, radiator and en-suite.

En-suite

5'9" x 7'11"

Fitted with three piece suite comprising

shower enclosure, wash hand basin and WC, skylight and radiator.

Outside

Driveway parking for 2-3 vehicles.

Enclosed rear garden with side access.



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



Total area: approx. 96.7 sq. metres (1040.6 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.