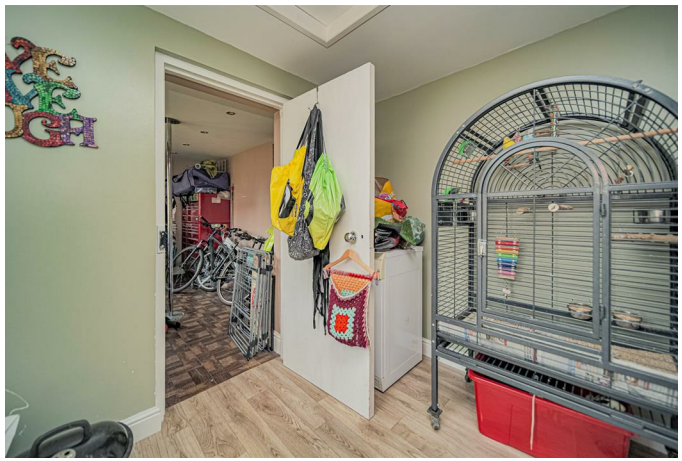
# Queensway

Melksham SN12 7DN

- Over 1000 Square Foot
- Walking Distance to Shops and Pubs
- Three Bedrooms
- Parking for Approx. 2 Vehicles
- Stone Throw from Park
- Town Centre Close By
- Flexible Additional Reception Room

## Asking Price £252,500 Freehold



**Hallway**
Window and door to front elevation, doors to living room and kitchen/diner, radiator, stairs to first floor with under stairs storage.

**Living Room**
12'1" x 11'11"
Window to front elevation and radiator.

**Kitchen/Diner**
11'5" x 18'11"
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 and washing machine, fitted oven, four ring hob with extractor hood over, windows to rear elevation, radiator and door to utility.

**Utility**
7'5" x 8'4"
Door to reception room and to outside.

**Reception Room**
11'10" x 7'5"
Window to side elevation.

**Landing**
Doors to bedrooms, bathroom and good size airing cupboard.

**Bedroom One**
11'6" x 10'1"
Window to rear elevation, fitted wardrobes and radiator.

**Bedroom Two**
9'9" x 9'8"
Window to front elevation, fitted wardrobes and radiator.

**Bedroom Three**
6'2" x 9'1"
Window to front elevation.

**Bathroom**
Fitted with three piece suite comprising bath with shower over and curtain, wash hand basin and WC, window to rear elevation and radiator.

**Outside**
Enclosed rear garden with parking for approximately two vehicles.

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

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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.