

42 Wiltshire Crescent, Melksham, Wiltshire, SN12 7LL

£1,300 Per Calendar Month

LOCATION
The property is located off Queensway in an established residential area of Melksham, within easy reach of local amenities and Schools. Melksham is a market Town dating back to the middle ages. Its linear town centre offers High Street banks, various shops, cafes and supermarkets. The historic market place features Melksham Town Hall and Melksham House. There is a Train Station which has connections to Chippenham, Swindon, Trowbridge and Westbury.

DESCRIPTION
Situated on a corner plot, this spacious three bedroom semi-detached family home has enjoyed full modernisation, with a stunning kitchen and modern bathroom. The ground floor accommodation comprises an entrance hall, living room, kitchen knocked through to the dining room creating a lovely open space and conservatory. Upstairs, the property offers three good size bedrooms and the bathroom. Further benefits include gas central heating, UPVC double glazing, enclosed rear garden, garage and off road parking.

ENTRANCE HALL

LIVING ROOM
13'5" x 12'2" max

KITCHEN
11'10" max x 9'6"

DINING ROOM
9'10" x 9'2"

CONSERVATORY
10'6" x 9'10"

FIRST FLOOR LANDING

BEDROOM ONE
12'2" max x 10'10" max

BEDROOM TWO
11'6" x 9'2"

BEDROOM THREE
8'10" x 8'10"

BATHROOM

EXTERIOR

FRONT
Large block paved enclosed front garden with dwarf wall surround, gated access to the drive with access to the garage and door to the rear garden.

REAR GARDEN
The enclosed rear garden has a paved patio, lawn, planted borders and door to the drive.

GARAGE
Up and over door to the front and window to the side.

ADDITIONAL INFORMATION







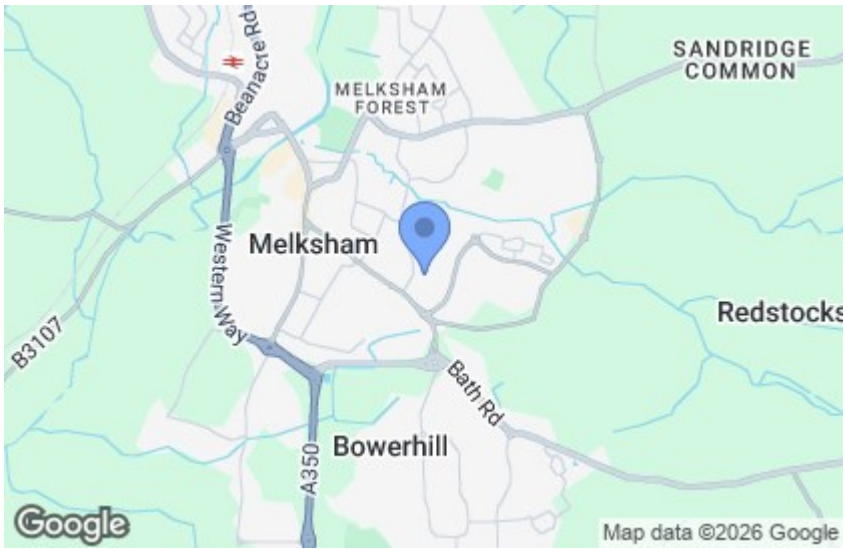


Council Tax Band - B
Available now













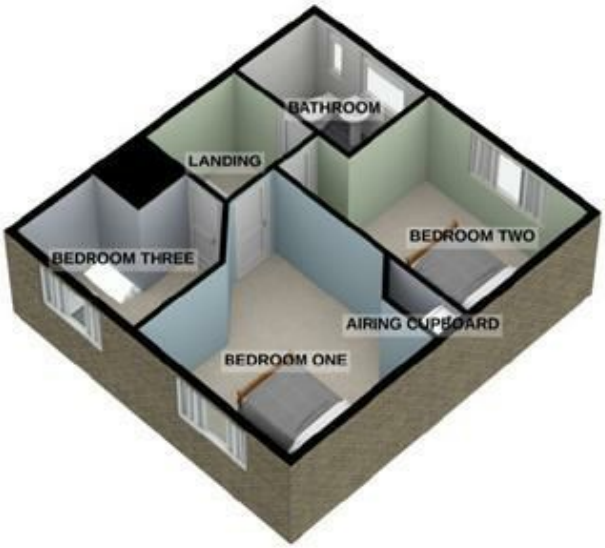




GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1463 sq.ft. (135.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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1ST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 711 SQ.FT.
(66.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1121 SQ.FT. (104.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

Teleph one: 01225 7 76699
Email: trowbridge@townandcountryestates.com

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Tel ephone: 0 137 3 8244 44
Email: westbury@townandcountryestates.com

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