



69 Queensway
Melksham SN12 7LE

Monthly Rental Of £1,150



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Three bedroom terraced house

Brick built storage shed

Gas central heating

Unfurnished

PVCu double glazing

Large rear garden

Driveway parking

Available early December

Wrights Residential are delighted to present this three bedroom terraced house. Features include PVCu double glazing, gas central heating, utility room, brick built storage shed, generous rear garden and driveway parking. Available early December, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With PVCu double glazed front door and laminate flooring.

Lounge 16' 5" x 10' 4" (5.00m x 3.14m)

With double panel radiator, gas fireplace, PVCu double glazed window to the front and PVCu double glazed french doors to the rear.

Dining Room 10' 2" x 8' 10" (3.09m x 2.70m) max

With laminate flooring, radiator and PVCu double glazed window to the front. Arch into...

Kitchen 4' 11" x 10' 7" (1.51m x 3.23m)

With laminate flooring, a range of high gloss eye level and base units, wood laminate worktops, sink/drain, freestanding cooker, space for washing machine and dishwasher, radiator, storage cupboard under the stairs, PVCu double glazed window to the rear and back door.

Utility Room 10' 2" x 5' 0" (3.09m x 1.52m)

With PVCu double glazed door to the front, door to the rear, space for fridge freezer and tumble dryer.

First Floor

Landing

Bedroom 1 9' 8" x 14' 0" (2.94m x 4.26m) max

With radiator and PVCu double glazed window to the front.

Bedroom 2 8' 3" x 13' 8" (2.51m x 4.17m) max

With radiator and PVCu double glazed window to the front.

Bedroom 3 6' 4" x 11' 0" (1.93m x 3.35m) With radiator and PVCu double glazed window to the rear.

Bathroom

With new white suite comprising bath with electric shower over, low level w.c, pedestal hand basin, heated towel rail and two obscured PVCu double glazed windows to the rear.

Externally

To the front

With driveway parking for two vehicles.

To the rear

Generous enclosed rear garden laid to gravel with a large patio, a seating area and a brick built storage shed.

Council tax

The property is in council tax band B.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Good Outdoor coverage - source Ofcom.





Total area: approx. 80.2 sq. metres (862.9 sq. feet)