72 Skylark Road

Melksham SN12 7FP

- Three bedroom end-terrace
- Downstairs toilet
- Enclosed rear garden
- Gravelled side area
- Close to outstanding school
- Modern kitchen/diner
- En-suite main bedroom
- Garage with parking
- Near park and green space
- Walking distance to shops

£284,000 Freehold

Hall
External door to front, stairs to first floor with storage under, radiator and doors to living room, kitchen/diner and WC.

Living Room
12'3" x 10'9"
Window to front elevation and radiator,

Kitchen/Diner
9'7" x 19'10"
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, built-in electric fan assisted oven and four ring gas hob with extractor hood over, window to rear elevation, radiator and patio doors to garden.

WC
Fitted with two piece suite comprising pedestal wash hand basin and low-level WC, window to front elevation and radiator.

Landing
6'7" x 9'0"
Door to bedrooms and bathroom.

Bedroom One
9'4" x 13'1"
Window to rear elevation, fitted wardrobes, radiator and door to en-suite.

En-suite
Fitted with three piece suite comprising shower enclosure, wash hand basin and WC with radiator.

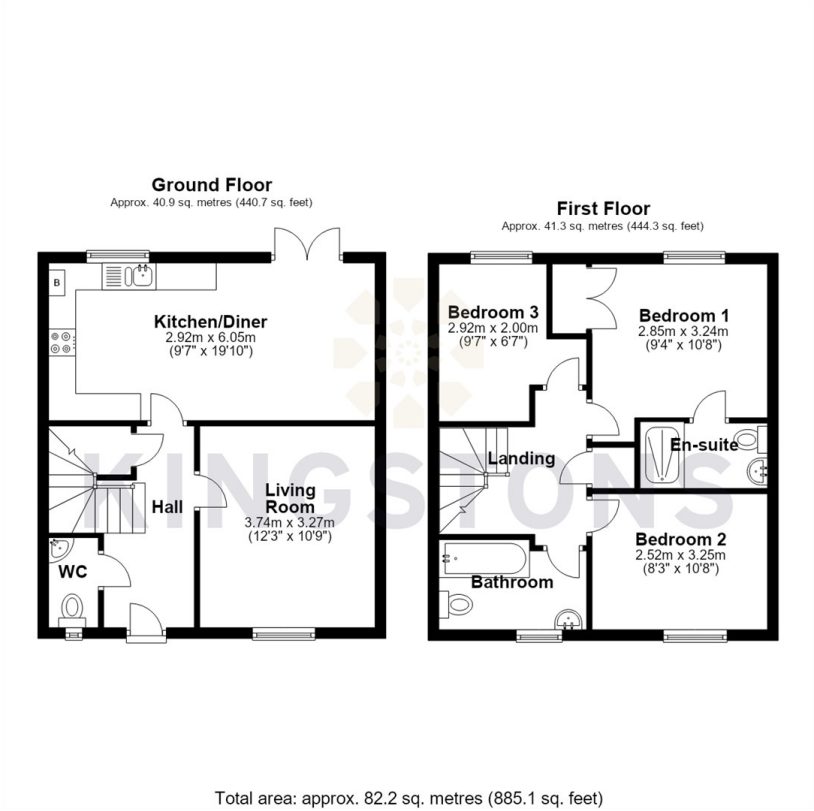
Bedroom Two
8'3" x 10'8"
Window to front elevation and radiator.

Bedroom Three
9'7" x 6'7"
Window to rear elevation and radiator.

Bathroom
Fitted with three piece suite comprising bath with shower over and folding glass screen, wash hand basin and WC, window to front elevation and radiator.

Outside
Enclosed rear garden with rear access. Garage with driveway parking in front and additional space to the side.

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



Total area: approx. 82.2 sq. metres (885.1 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.