



Scotland Road Melksham SN12 8AJ

- Three spacious bedrooms
 - Modern bathroom
 - Downstairs toilet
- Terraced house style
- Walk to town centre
- Open kitchen/diner living space
 - Utility cupboard
 - Generous garden
 - Close to green space
 - Great commuter access

Asking Price £260,000 Freehold





Hall

External door, radiator, stairs to first floor and door to kitchen/diner.

Kitchen/Dining Room

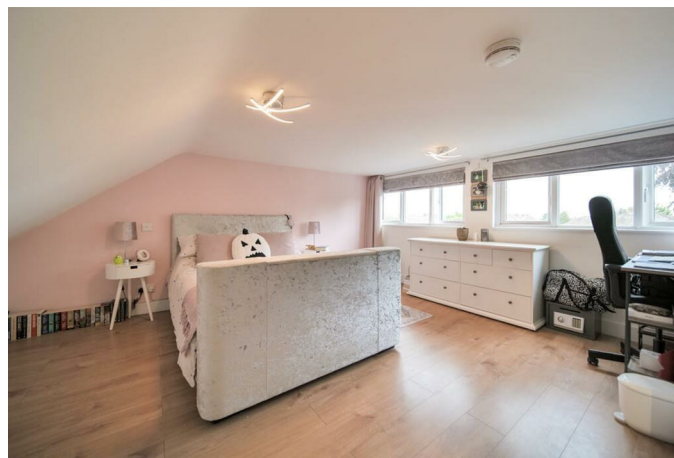
19'3" x 10'8"

Fitted with a matching range of base and eye level units with worktop space over, sink, space for American style fridge/freezer, dishwasher and range cooker, integrated wine cooler, bay window to front elevation, radiator, open plan to living room and door to WC and utility cupboard.

Living Room

10'7" x 16'5"

Two radiators and sliding door to garden.



WC

4'10" x 2'3"

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

Utility Cupboard

Space and plumbing for stacked washing machine and tumble dryer.

Landing

8'1" x 5'6"

Doors to bedroom two, bathroom and hall.

Bedroom Two

10'11" x 9'0"

Window to rear elevation and radiator.

Bathroom

7'9" x 7'2"

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

Hall

Stairs to second floor, boiler and sliding door to bedroom three.

Bedroom Three

8'1" x 10'11"

Window to front elevation, fitted wardrobes and radiator.

Bedroom One

14'6" x 13'1"

Two windows to rear elevation, radiator and storage into the eaves.

Outside

Enclosed front garden and generous garden to rear with side access.



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



Total area: approx. 99.7 sq. metres (1072.7 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.