



Weavers Crofts

Melksham SN12 8BP

- Three-bedroom end-terrace
- Extended ground floor space
- Ample storage with sheds
- Parking space beside gate
 - Easy access to A350
- Vendor suited
- Modern kitchen and bathroom
- Large lean-to storage area
- Close to Melksham town centre
 - Ideal for first-time buyers

£255,000





Hall

7'3" x 5'5"

External door to front, radiator, stairs to first floor and door to lounge/dining room.

Lounge/Dining Room

25'4" x 14'8"

Window to front elevation, two radiators, under stairs storage, opening to kitchen and sun room.

Kitchen

10'8" x 7'2"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer and washing machine, fitted oven with four ring hob and extractor hood over, opening to sun room.



Sun Room

9'5" x 13'3"

Two skylights, radiator and large sliding doors to rear garden.

Landing

Over stairs storage cupboard, access to loft (partly boarded with light), doors to bedrooms and bathroom.

Bedroom One

8'8" x 14'8"

Window to rear elevation and radiator.

Bedroom Two

11'2" x 8'3"

Window to front elevation and radiator.

Bedroom Three

6'7" x 6'0"

Window to front elevation and radiator.

Bathroom

4'11" x 8'3"

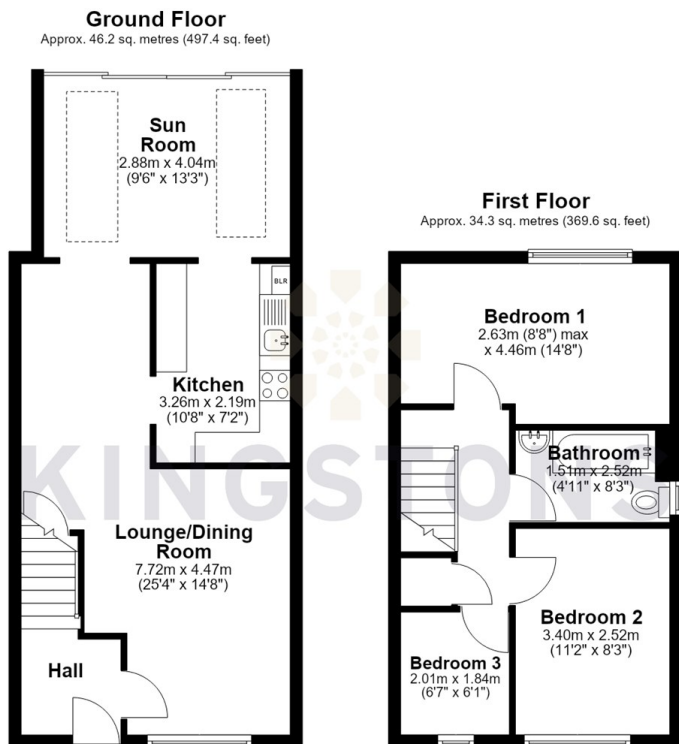
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, window to side elevation and heated towel rail.

Outside

Enclosed rear garden with rear and side access. Parking space to rear of the property and further on street parking available. Lean-to storage and two sheds.



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



Total area: approx. 80.5 sq. metres (867.0 sq. feet)



KINGSTONS

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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.

