12 Wiltshire Crescent

Melksham SN12 7LH

- NO CHAIN
- Large enclosed rear garden
- Three generous bedrooms
- Popular location
- Viewing recommended
- Two reception rooms
- Walking distance to town
- Close to schools
- Lots of potential

£235,000 Freehold

Hall
7'2" x 3'6"
Stairs leading to first floor, doors leading to living room and dining room.

Living Room
16'4" x 10'5"
Window to front elevation, radiator, double door leading to enclosed rear garden.

Kitchen
6'7" x 17'0"
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for dishwasher and washing machine, fitted electric oven and four ring electric hob with extractor hood over, window to rear elevation, under stairs storage cupboard, door leading to enclosed rear garden.

Dining Room
10'5" x 8'11"
Window to front elevation, storage cupboards, radiator, opening into the kitchen.

Utility
10'5" x 5'0"
Main door in leading in to utility, window to front elevation, door leading to kitchen.

Bedroom One
9'7" x 14'2"
Window to front elevation, radiator.

Bedroom Two
8'1" x 13'8"
Window to front elevation, radiator.

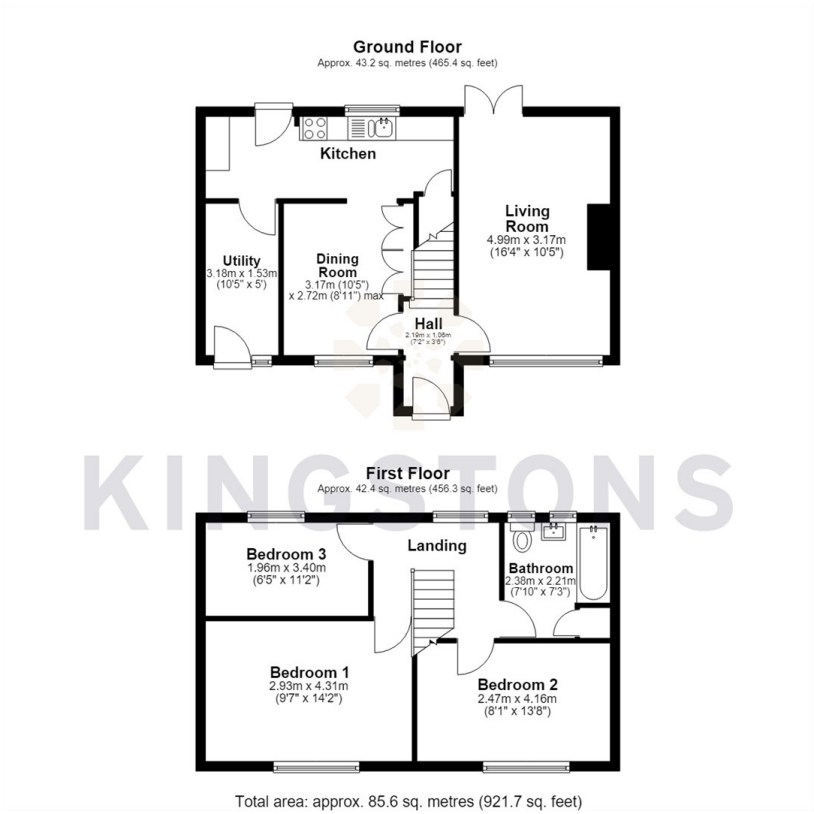
Bedroom Three
6'5" x 11'2"
Window to rear elevation, radiator.

Bathroom
7'10" x 7'3"
Fitted with three piece suite comprising bath with shower over, wash hand basin and w/c, two windows to rear elevation, storage cupboard, heated towel rail.

Landing
7'11" x 8'8"
Doors leading to bedrooms and bathroom, window to rear elevation, radiator.

Outside
Enclosed front garden and large enclosed rear garden with patio area and gravel. On street parking.

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



Total area: approx. 85.6 sq. metres (921.7 sq. feet)

KINGSTONS
Melksham Office
11 High Street, Melksham,
Wiltshire, SN12 6JR

Contact
01225709115
sales@kingstons.biz
www.kingstons.biz

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.