





31 Malvern Close

Melksham SN12 7RR

- No Chain
- Garage with pedestrian door
- Near green space and park
- Outstanding Ofsted-rated school
- Ideal for young families
- Three spacious bedrooms
- Enclosed rear garden
- Close to shops and school
- Good bus connections
- Perfect for first-time buyers



Offers Over £200,000 Freehold







Porch
External door, door to lounge/diner and storage cupboard.

Lounge/Diner
17'9" x 14'1"
Window to front elevation, two radiators, stairs to first floor and door to kitchen.

Kitchen
8'4" x 14'1"
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, fitted oven and four ring ceramic hob with external door to garden.

Landing
Radiator and doors to bedrooms and bathroom.

Bedroom One
8'9" x 14'1"
Two windows to front elevation and radiator.

Bedroom Two
10'3" x 7'8"
Window to rear elevation and radiator.

Bedroom Three
7'7" x 6'1"
Window to rear elevation and radiator.

Bathroom
6'6" x 7'7"
Fitted with a three piece suite comprising shower enclosure, wash hand basin and WC with heated towel rail.

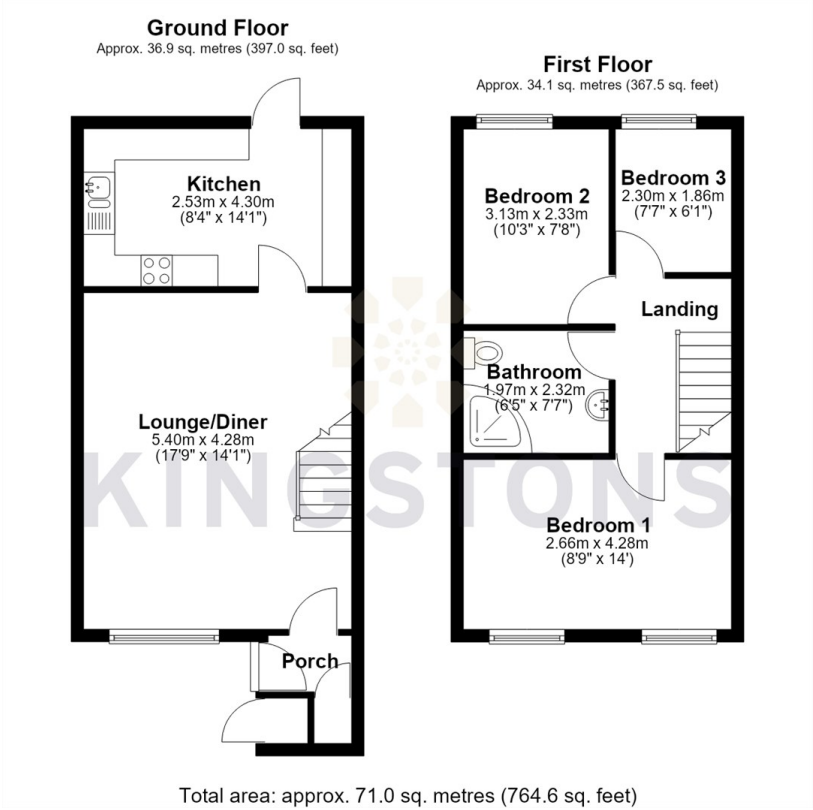
Outside
Front garden and enclosed rear garden. Garage with pedestrian door from garden.







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



Total area: approx. 71.0 sq. metres (764.6 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.