



## Maitland Place

Bowerhill, Melksham SN12 6XG

- NO CHAIN
- Three spacious bedrooms
- Driveway for two vehicles
  - Close to green spaces
- Bus stop to Bath nearby
- Immaculately presented home
- Top floor en-suite bedroom
- Popular Bowerhill location
  - Ideal for young families
  - Kitchen/diner

**£325,000**





### **Hallway**

External door to front, utility cupboard, radiator, stairs to first floor and door to living room.

### **Living Room**

13'9" x 10'5"

Window to front elevation, radiator and door to kitchen/diner.

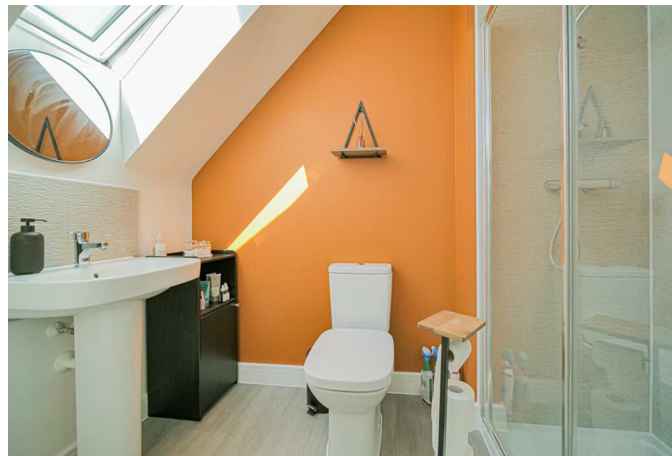
### **Cloakroom**

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

### **Kitchen/Diner**

14'8" x 14'0"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge/freezer, slimline dishwasher and washing machine, fitted eye level double oven, two windows to rear and patio doors to rear elevation, radiator and under stairs storage.





### **Landing**

Doors to bedrooms two and three, radiator and door to stairs to first floor with window to front elevation.

### **Bedroom Two**

9'2" x 14'0"

Window to rear elevation, radiator and storage cupboard.

### **Bedroom Three**

11'10" x 7'0"

Window to front elevation and radiator.

### **Bathroom**

Fitted with three piece suite comprising bath with shower over, glass screen, wash hand basin and WC with radiator.

### **Bedroom One**

20'9" x 14'0"

Window to front elevation, skylight to rear, fitted wardrobes, radiator and door to en-suite.

### **En-suite**

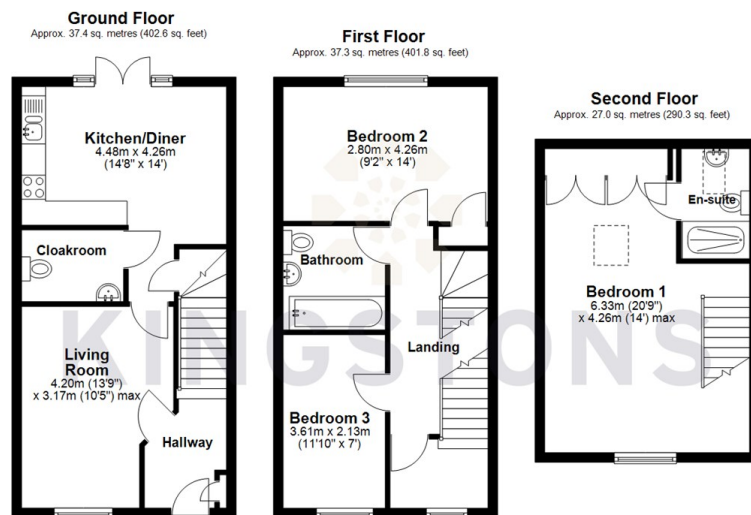
Fitted with three piece suite comprising shower enclosure, wash hand basin and WC with skylight and radiator.

### **Outside**

Enclosed rear garden, with side access and driveway parking to side for approximately two vehicles.



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



Total area: approx. 101.7 sq. metres (1094.7 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.