



Cotswold Close

Melksham SN12 7RT

- End of chain
- Conservatory
 - Garage
- Close to park and nature reserve
 - Shops and pubs nearby
- Three bedroom semi-detached
 - Parking for 4-5 vehicles
- Enclosed garden with side access
- Near 'Outstanding' rated school
- Great bus links for commuters

£265,000 Freehold



Kitchen

15'10" x 10'0"

External door and window to front elevation, Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for washing machine and cooker with radiator.

Living Room

12'2" x 18'6"

Two radiators, stairs to first floor, patio door to garden and sliding door to conservatory.

Conservatory

8'0" x 10'2"

Windows to side and rear elevations, radiator and patio doors to garden.

Landing

Doors to bedrooms and bathroom.



Bedroom One

10'2" x 9'9"

Window to front elevation, fitted wardrobes and radiator.

Bedroom Two

8'11" x 10'2"

Window to rear elevation, fitted wardrobes and radiator.

Bedroom Three

6'1" x 8'2"

Window to rear elevation and radiator.

Bathroom

6'6" x 8'5"

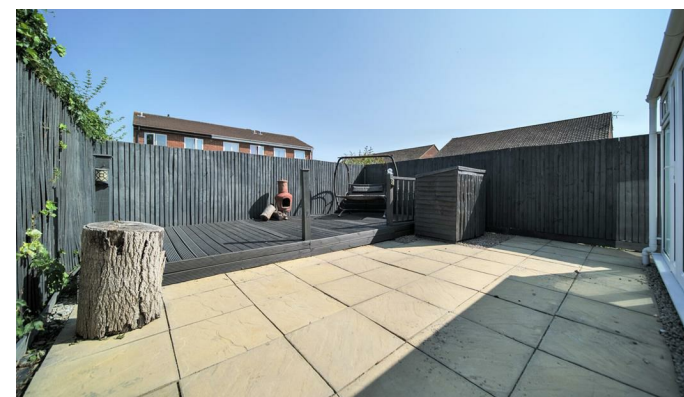
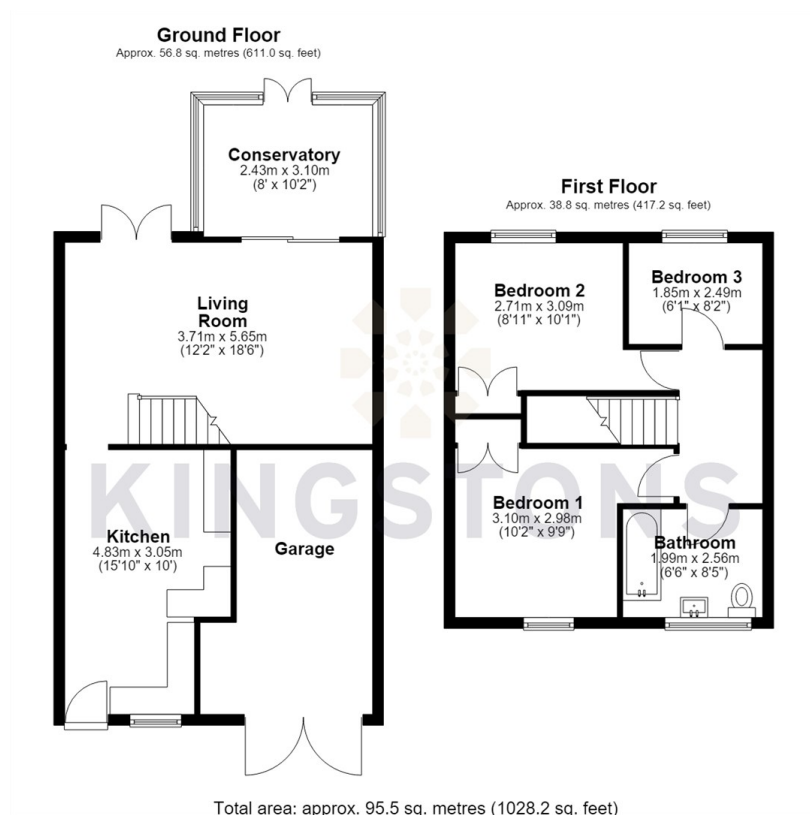
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, window to front elevation and heated towel rail.

Outside

Garage with power and light. Driveway parking to front for approximately 4-5 vehicles and enclosed rear garden with side access.



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



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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.