



Manston Close

Bowerhill, Melksham SN12 6ND

- Three spacious bedrooms
 - Kitchen/diner
- Garage with driveway parking
- Schools within walking distance
 - Near Kennet & Avon canal
- En-suite in main bedroom
 - Downstairs toilet
- Nearby local pub & Tesco Express
 - Park nearby for walks

£300,000



Hallway

External door from front, stairs to first floor with under stairs storage, radiator and doors to kitchen/diner, living room and WC.

Kitchen/Diner

15'7" x 9'10"

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, four ring ceramic hob, with radiator, window to front elevation and double doors to rear garden.

Living Room

18'0" x 15'8"

Two windows to front elevation, two radiators and double doors to rear garden.



WC

6'8" x 3'3"

Fitted with two piece suite comprising wash hand basin and WC, radiator and window to front elevation.

Landing

Window to rear elevation and doors to bedrooms and bathroom.

Bedroom One

12'5" x 9'10"

Window to rear elevation, radiator and door to en-suite.

En-suite

3'3" x 9'7"

Fitted with three piece suite comprising shower and enclosure, wash hand basin and WC, window to front elevation and radiator.

Bedroom Two

17'0" x 7'9"

Two windows to front elevation and radiator.

Bedroom Three

11'1" x 7'7"

Window to rear elevation and radiator.

Bathroom

5'8" x 8'0"

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

Outside

Enclosed rear garden with rear

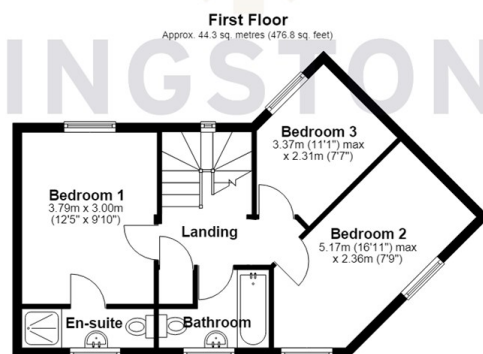
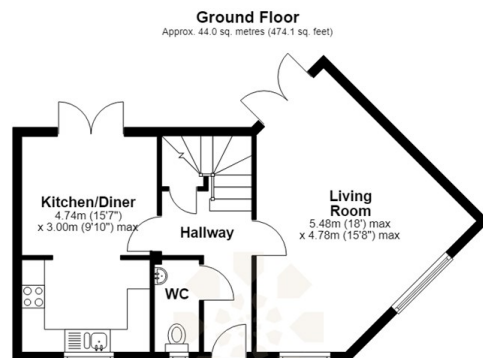
access, garage and driveway parking.

Tenure

The property is freehold. The street is managed by a company consisting of residents. The fee is £201 per year.



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



Total area: approx. 88.3 sq. metres (951.0 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.

