



Gladstone Road Melksham SN12 7GZ

- Semi-detached
- Downstairs W/C
- Enclosed rear garden
- Quiet location with great views
- Near primary schools and parks
- Generous bedrooms
- Integrated kitchen appliances
- Allocated parking
- Close to amenities

£270,000 Freehold



Hall

3'10" x 4'9"

Radiator, stairs to first floor, door to living room.

Living Room

13'2" x 11'7"

Window to front elevation, radiator, opening to inner hallway with doors leading to W/C and kitchen.

Kitchen

9'3" x 14'9"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, extractor fan, integrated slimline dishwasher and washing machine, built-in electric fan assisted oven, built-in four ring gas hob, two windows to rear elevation, double doors leading out to enclosed rear garden, storage cupboard, radiator.



WC

6'0" x 2'10"

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

Bedroom One

11'3" x 12'1"

Window to front elevation, two large storage cupboards, radiator.

Bedroom Two

11'2" x 8'3"

Window to rear elevation, radiator.

Bathroom

6'7" x 6'2"

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

Landing

4'4" x 6'6"

Doors to bedrooms and bathroom.

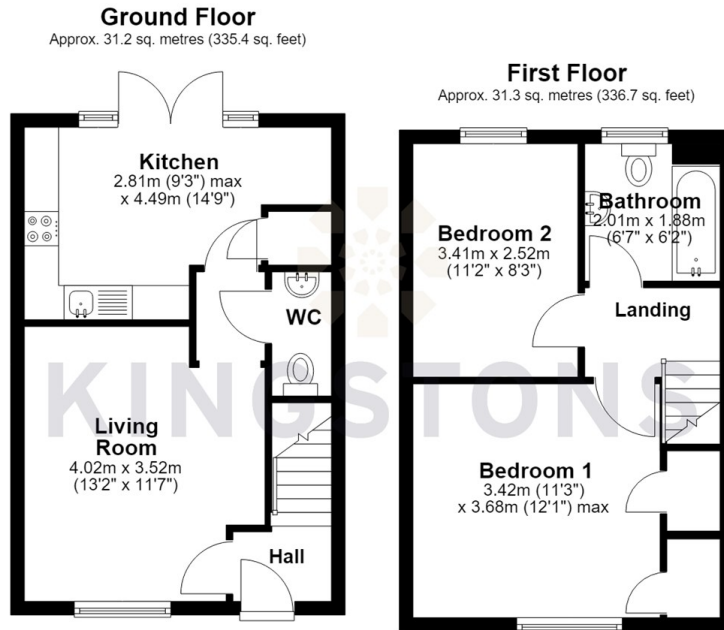
Outside

Two allocated parking spaced to the front of the property.

Enclosed rear garden with side access and shed, mostly laid to lawn with patio area.



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



Total area: approx. 62.4 sq. metres (672.1 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.