

## Craybourne Road

Melksham SN12 7DJ

- Three Bedrooms Semi-Detached
- Large Driveway for Approx. 7 Cars
- Generous South/West Garden
  - Good Size Garage with Power
  - Kitchen/Diner
  - End of Chain
  - Near Riverside Walks
  - Close to Schools and Shops
  - Short Walk to Town Centre

**£305,000 Freehold**







### **Hallway**

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

### **Kitchen/Diner**

12'8" x 13'0"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, four ring induction hob with extractor hood over, eye level grill and oven, window to rear elevation, radiator and external door to rear garden.

### **Living Room**

19'8" x 9'11"

Window to front elevation, two radiators and double doors to conservatory.



### **Conservatory**

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

### **Landing**

Window to front and doors to bedrooms and bathroom.

### **Bedroom One**

12'8" x 9'11"

Window to rear elevation, fitted cupboard and radiator.

### **Bedroom Two**

12'8" x 13'0"

Window to rear elevation, fitted cupboard and radiator.

### **Bedroom Three**

8'7" x 8'11"

Window to front elevation, storage cupboard and radiator.

### **Bathroom**

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

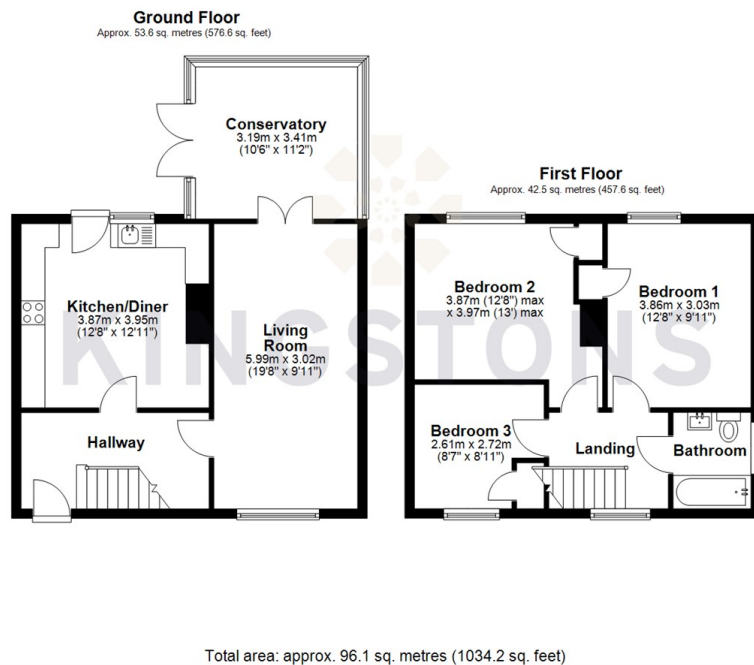
### **Outside**

Driveway with ample parking to front, generous garden with side access, garage with power and light and pedestrian door.





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



**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.