Wellesley Close

Bowerhill, Melksham SN12 6XT

- Semi-detached house
- Extended to create large kitchen diner
- Garage and parking available
- Walking distance to schools
- Low maintenance garden
- Three spacious bedrooms
- Beautifully presented interior
- Quiet cul-de-sac location
- Close to Kennet & Avon Canal
- Viewing highly recommended

Asking Price £284,200 Freehold

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

Living Room
14'10" x 11'5"
Window to front elevation, radiator, door to to kitchen dining area.

Kitchen/Diner
20'7" x 13'11"
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, integrated fridge/freezer and dishwasher, electric oven, five ring gas hob water softener, doors leading to utility cupboard and W/C, double doors leading to the enclosed rear garden, two skylights above dining space, radiator.

WC
Fitted with two piece suite, comprising w/c and wash hand basi

Utility
4'10" x 2'11"
Space for washing machine and tumble dryer.

Bedroom One
14'2" x 8'3"
Window to front elevation, built in wardrobes with sliding doors, radiator.

Bedroom Two
11'4" x 8'1"
Window to rear elevation, radiator.

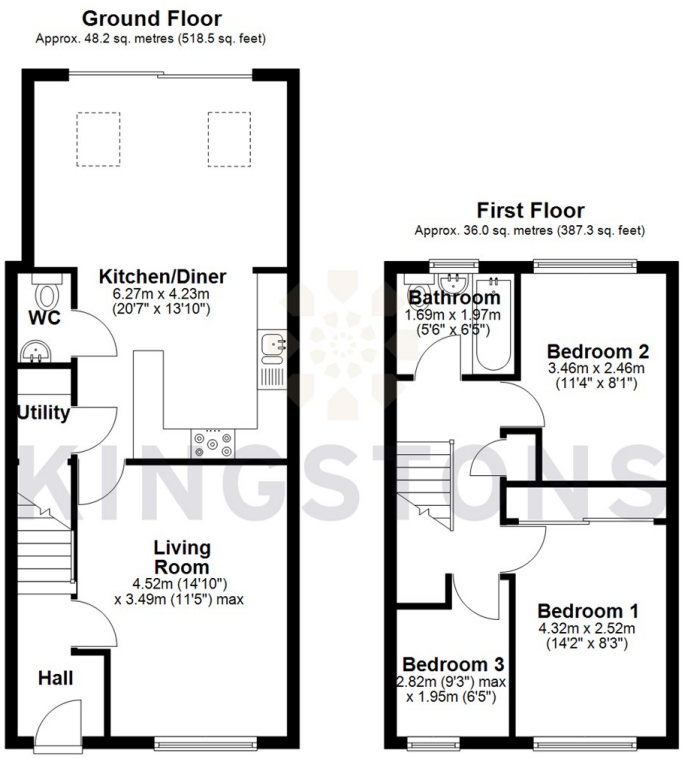
Bedroom Three
9'3" x 6'5"
Window to front elevation, radiator.

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

Landing
Doors to bedrooms and bathroom, storage cupboard.

Outside
Garage in a block to the rear of the property with two parking spaces in front.
Enclosed rear garden with large shed. Shed has electric and currently used as a games room/gym.

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



Total area: approx. 84.2 sq. metres (905.8 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.