






# Craybourne Road

, Melksham SN12 7DJ

- Three bedrooms semi-detached
- Enclosed rear garden
- Flexible accommodation
- Two reception rooms
- Close to Bath bus links
- Generous parking for approx. 5-6 cars
- Larger than standard garage
- Open kitchen/diner
- Walking distance to town
- Near parks and river walks



**£317,500 Freehold**







**Hall**
External door to front, window to side elevation, radiator, stairs to first floor and doors to kitchen/diner and WC.

**Kitchen/Diner**
21'7" x 16'5"
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, freezer and fridge/freezer, space for washing machine, windows to front and side elevations, radiator and double doors to living room.

**Living Room**
12'10" x 15'4"
Window to rear and side elevations, two radiators and four skylights and open to sun room.

**Sun Room**
11'5" x 11'1"
Skylight, window to rear elevation, radiator and double doors to rear garden.

**WC**
3'6" x 3'11"
Fitted with a two piece suite comprising wash hand basin and WC with radiator.

**Landing**
Doors to bedrooms and bathroom.

**Bedroom One**
11'9" x 9'5"
Window to rear elevation and radiator.

**Bedroom Two**
9'7" x 10'4"
Window to front elevation and radiator.

**Bedroom Three**
7'11" x 8'7"
Window to rear elevation, radiator and fitted wardrobes.

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

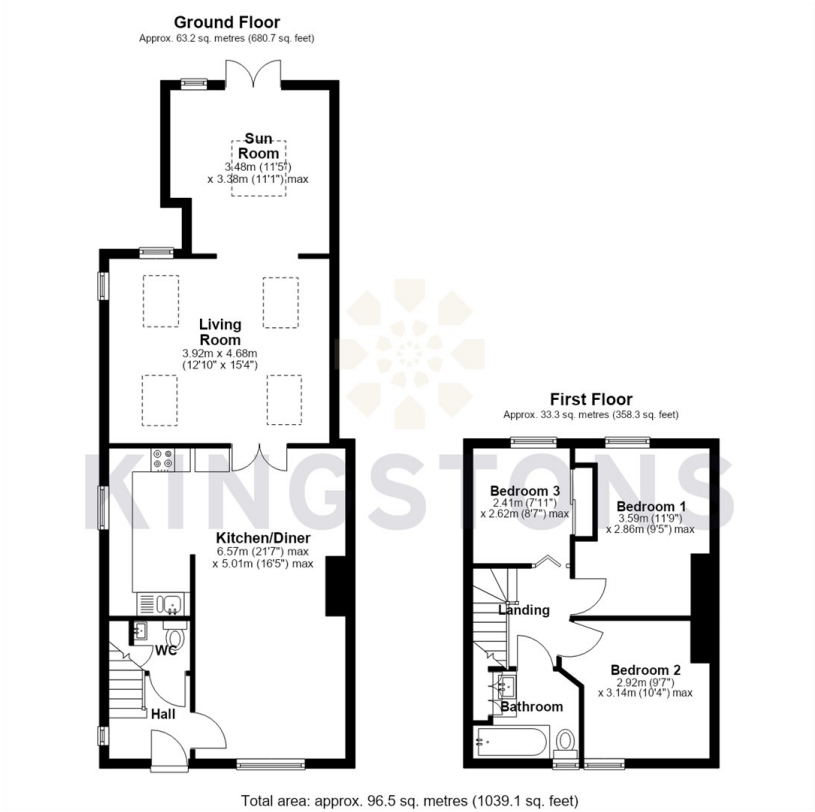
**Outside**
Enclosed rear garden, garage with pedestrian door and windows to front with outbuilding added behind.
Driveway parking for 5-6 vehicles.







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




Total area: approx. 96.5 sq. metres (1039.1 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.