





Semington Road

Melksham SN12 6DG

- Three spacious bedrooms
- Utility room and downstairs toilet
- Two parking spaces
- Close to bus stops
- Walk to town centre
- Lovely tall ceilings
- Enclosed rear garden
- Ideal for commuters
- Easy access to A350
- Near top primary school



Asking Price £310,000 Freehold







Hall
External door to front, window to side elevation, radiator, stairs to first floor with storage under and doors to living room and kitchen/diner.

Living Room
13'5" x 14'5"
Two windows to front elevation and radiator.

Kitchen/Diner
11'1" x 21'5"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge/freezer, dishwasher, two windows to rear elevation, radiator and opening to utility room.

Utility
5'9" x 7'5"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge/freezer and washing machine, window to side elevation, door to WC and external door to garden.

WC
Fitted with two piece suite comprising wash hand basin and WC with cupboard containing boiler.

Landing
Window to side elevation, storage cupboard, doors to bedrooms and bathroom.

Bedroom One
13'5" x 11'4"
Two windows to front elevation, fitted wardrobes either side of chimney and radiator.

Bedroom Two
11'3" x 12'1"
Window to rear elevation and radiator.

Bedroom Three
9'9" x 9'9"
Window to front elevation, over stairs storage cupboard and radiator.

Bathroom
Fitted with a four piece suite comprising bath, separate shower enclosure, wash hand basin and WC with window to rear elevation and. heated towel rail.

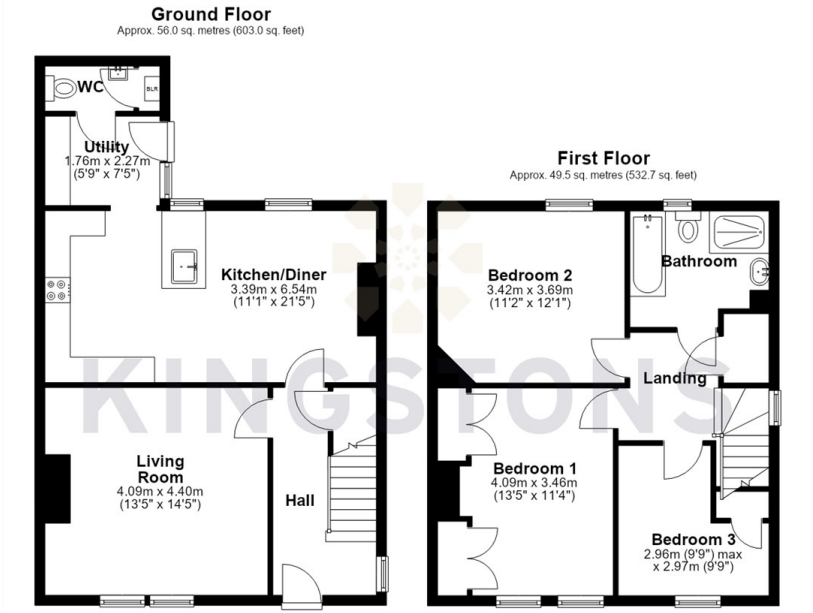
Outside
Enclosed garden with rear access and two parking spaces to rear.







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



Total area: approx. 105.5 sq. metres (1135.8 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.