





Giffords Court

Lowbourne, Melksham SN12 7DY

- Ground floor retirement home
- Spacious bedroom
- Town centre location
- Near to bus stops
- Laundry room available
- Patio doors to garden area
- Good size living/dining area
- Walking distance to shops and cafes
- Communal lounge and gardens



£115,000 Leasehold







Hall
9'4" x 6'3"
Two storage cupboards, doors leading to living/dining room, bedroom and bathroom.

Living/Dining Room
16'10" x 10'2"
Window to rear elevation, electric radiator & electric fire, double door to kitchen and double door leading to communal garden area.

Kitchen
5'9" x 7'4"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for fridge and freezer & washing machine, built-in electric fan assisted oven, built-in four ring electric hob, window to side elevation.

Bedroom One
13'3" x 9'4"
Window to rear elevation, built in wardrobe and a storage cupboard, electric radiator.

Bathroom
6'10" x 5'7"
Fitted with three piece suite comprising wash hand basin, shower enclosure and WC, electric radiator.

Outside
Communal garden spaces, communal lounge with kitchenette area, laundry room with multiple washers and driers, lift to upper floors for ease of access.



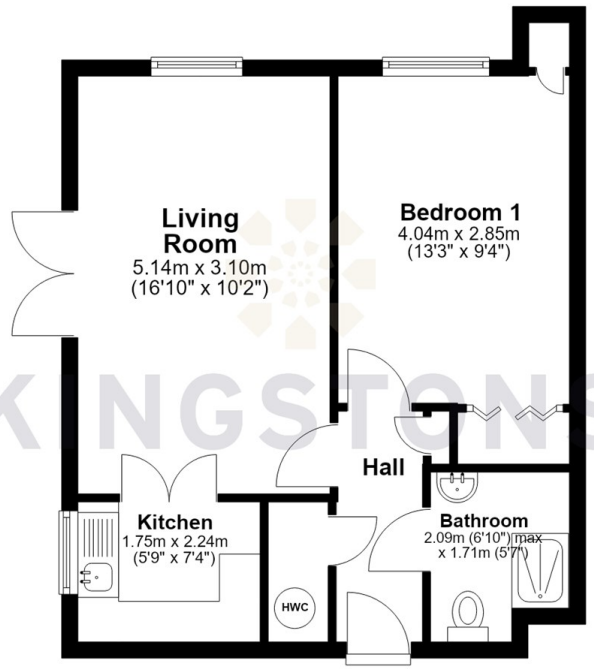




Local Authority **Wiltshire**
Council Tax Band **B**
EPC Rating

Ground Floor

Approx. 42.3 sq. metres (454.8 sq. feet)



Total area: approx. 42.3 sq. metres (454.8 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.