TOWN&COUNTRY
ESTATES



4 Ingram Road, Melksham, Wiltshire, SN12 7JH

£1,295 PCM

DESCRIPTION
A well presented three bedroom semi-detached family home, situated on the Calne side of Melksham. The spacious and flexible accommodation has benefitted from some redecoration and some new carpeting. The ground floor accommodation comprises an entrance hall, kitchen/dining room, lounge, bedroom two and a tiled bathroom. On the first floor, bedroom one and bedroom three with newly fitted shower room. Further benefits include gas central heating, garage, driveway providing parking for two cars, front and rear gardens.

ENTRANCE HALL
You enter the property through a wooden entrance door with obscure glazed panels, obscure window. There are stairs to the first floor, smoke alarm, doors to kitchen/dining room, lounge, bedroom two, bathroom and storage cupboard.

KITCHEN/DINING ROOM
18'7" x 9'2"
The kitchen/dining room comprises a double glazed window to the rear, a range of matching base and wall units with rolled top work surfaces, built-in electric fan assisted oven with built in gas hob, integrated extractor fan with light over, stainless steel 1 ½ bowl inset sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, thermostat controls, wood effect laminate flooring and an obscure double glazed door to the rear patio area.

LOUNGE
14'1" x 11'1"
The lounge has T.V and telephone points, coved ceiling, radiator and a double glazed sliding patio doors to the rear patio.

BEDROOM TWO
12'5" x 8'4"
There is a double glazed window to the front, T.V and telephone points, coved ceiling, radiator and a door to the under stairs cupboard.

BATHROOM
This fully tilled bathroom has an obscure double glazed window to the front, tiled flooring, pedestal wash hand basin, panelled bath with shower attachment and a shower screen.

FIRST FLOOR LANDING
On the first floor landing there is a smoke alarm, door to airing cupboard providing storage, doors leading to bedroom one and three.

BEDROOM ONE
13'6" x 10'8"
There is a double glazed window to the rear, T.V and telephone points and a radiator.









BEDROOM THREE
10'1" x 8'5"
There is a double glazed window to the front, built in cupboard, T.V and telephone points, radiator and a door leading to the ensuite shower room.

ENSUITE SHOWER ROOM
The ensuite shower room has a built in electric shower, close couple W.C, pedestal wash hand basin, tiled flooring, extractor fan and a heated towel rail.

EXTERIOR

FRONT
To the front of the property there is stone chippings, outside light, up and over door to the garage and driveway providing parking for 2 car with carport over.

REAR GARDEN
The rear garden has high wooden fencing and tree's, washing line, lawn area, stone chippings and patio area.

GARAGE
The garage has an up and over door to the front.

ADDITIONAL INFORMATION
Council Tax Band - C















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