





9 Cooks Close

Seend SN12 6QG

- Three Bedrooms
- Popular Seend Village
- Kitchen/Diner
- Enclosed rear garden
- Semi-Detached
- Garage and Parking
- Overlooks Green Space
- Viewing recommended



£279,000 Freehold







Porch
External door and door to living room.

Living Room
13'3" x 14'11"
Window to front elevation, radiator to first floor with storage under and opening to kitchen/diner.

Kitchen/Diner
10'8" x 14'10"
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer and washing machine, built-in eye level electric fan assisted oven and four ring electric hob with extractor hood over, two windows to rear elevation, radiator and door to garden.

Landing
Storage cupboard with radiator and doors to bedrooms and bathroom.

Bedroom One
9'11" x 11'9"
Window to front elevation, over stairs storage and radiator.

Bedroom Two
7'10" x 8'2"
Window to rear elevation and radiator.

Bedroom Three
7'10" x 6'6"
Window to rear elevation and radiator.

Bathroom
Fitted with three piece suite with bath with shower over and curtain, wash hand basin and WC, window to side elevation and radiator.

Outside
Garage with side door and parking to the front with garden wrapping around side and rear overlooking field.







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



Total area: approx. 68.3 sq. metres (734.7 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.