



KINGSTONS



New Buildings

Seend, Melksham SN12 6QD

- No Chain
- Brilliant Size Garden
- Close To Popular Pubs
- Garage & Parking
- Surrounded By Open Countryside
- Incredible Location

Asking Price £340,000 Freehold





Location

EntrancePorch

2'7" x 4'2"

Door to front elevation, window to side elevation and door to hall.

Hall

6'11" x 2'11"

Door to living room and stairs to first floor.

LivingRoom

21'3" x 12'8"

Windows to front and rear elevations, doors to cupboard, WC/Utility and kitchen, fireplace with log burner and two radiators.

WC/Utility

9'4" x 4'5"

Fitted with a two piece suite comprising of wash hand basin and low level WC, eye level units with worktop and space under for washing machine and tumble dryer, door to cupboard and heated towel rail.



Kitchen

11'9" x 7'3"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, cooker and dishwasher, window and door to side elevation, radiator.

Landing

11'4" x 4'4"

Doors to bedrooms and bathroom.

BedroomOne

9'6" x 15'3"

Window to front elevation, fireplace, built in wardrobes and radiator.

BedroomTwo

13'6" x 8'1"

Window to rear elevation and radiator.

BedroomThree

11'4" x 7'4"

Window to rear elevation, fireplace and radiator.

Bathroom

8'4" x 4'11"

Fitted with a three piece suite comprising of bath with shower over and folding glass screen, wash hand basin and closed coupled WC, light well and heated towel rail.

Garden

Approx. 160 foot in length with areas of lawn, fruit and veg patches, mature shrub borders and area of patio backing onto open countryside.

SingleGarage

Located to the front of the garden with up and over door.

Driveway

Two spaces to the front of the garage.



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



Total area: approx. 80.7 sq. metres (868.6 sq. feet)




KINGSTONS
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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.