



KINGSTONS



## Woodrow Road , Melksham SN12 7AX

- Edge Of Town
- Garage & Parking
- En-suite
- Period Home
- Two Reception Rooms
- Over 1000 Square Foot

**Asking Price £280,000 Freehold**







## Location

### EntranceHall

16'5" x 7'6"

Door to front elevation, doors to living room and dining room, opening to kitchen, stairs to first floor and radiator.

### LivingRoom

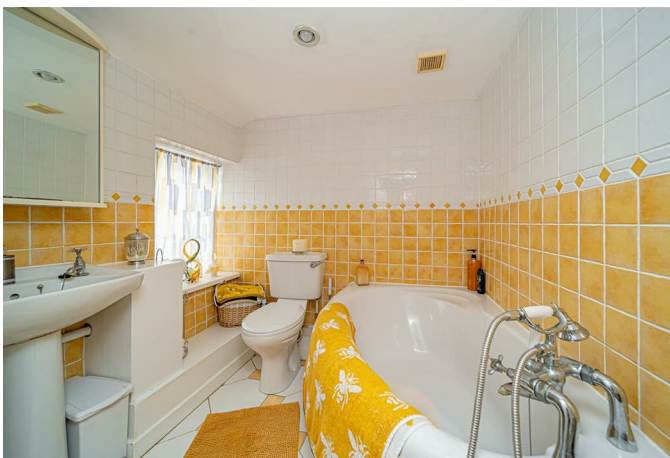
16'1" x 11'6"

Two windows to front elevation, two windows to side elevation, french doors to rear elevation, fireplace and radiator.

### DiningRoom

16'5" x 10'5"

Window to front elevation, fireplace and radiator.



### **Kitchen**

5'10" x 15'11"

Fitted with a matching range of base and eye level units with worktop space over with stainless steel unit with single drainer and mixer tap, built in eye level electric fan assisted double oven, built in four ring gas hob, space for washing machine, dishwasher and fridge/freezer, door to side elevation, windows to rear elevation, two skylights, cupboard housing boiler and radiator.

### **Landing**

9'5" x 9'2"

Doors to bedrooms and bathroom.

### **BedroomOne**

16'3" x 9'1"

Windows to front and rear elevations, door to en-suite, fireplace and radiator.

### **En-suite**

6'4" x 6'1"

Fitted with a three piece suite comprising of corner bath with hand shower attachment, pedestal wash hand basin and low level WC, window to front elevation and heated towel rail.

### **BedroomTwo**

8'0" x 12'2"

Window to front elevation and radiator.

### **BedroomThree**

7'9" x 9'1"

Window to rear elevation and radiator.

### **Bathroom**

5'6" x 6'7"

Fitted with a three piece suite comprising of shower, pedestal wash hand basin and low level WC, window to rear elevation and heated towel rail.

### **Garden**

Fully enclosed with side access, laid to patio and gavel with mature borders.

### **Garage**

Single detached garage located to the rear of the property with power and light.

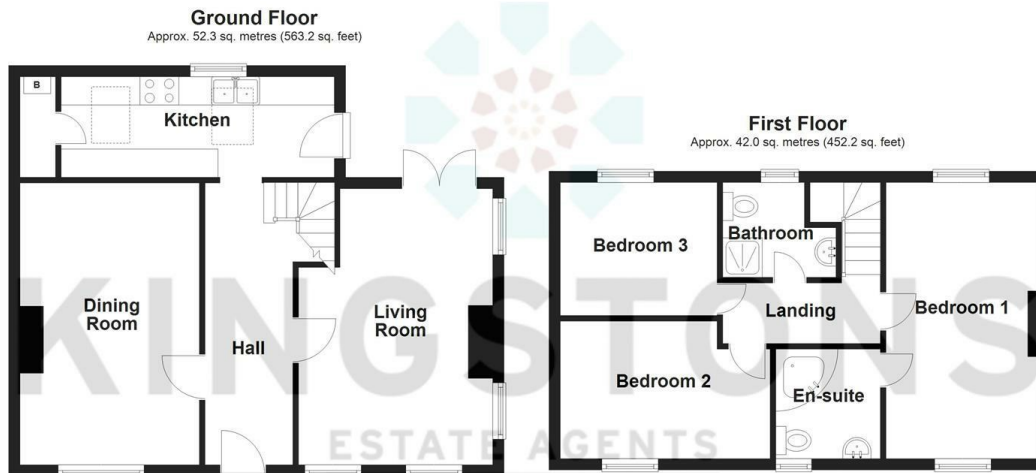
### **Parking**

One allocated space located next to the garage.





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



Total area: approx. 94.3 sq. metres (1015.4 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.