



## Berryfield Park , Melksham SN12 6BX

- Semi Detached
  - Kitchen
  - Bathroom
- Double Glazing
  - Parking
- Living Room
  - Two Bedrooms
- Gas Central Heating
  - Garden

**Asking Price £200,000 Freehold**



## Location

### Entrance Hall

8'8" x 3'10"

Door to front elevation, door to living room, stairs to first floor and radiator.

### Living Room

16'8" x 12'4"

Window to front elevation, door to kitchen and radiator.

### Kitchen

7'11" x 12'4"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, washing machine and cooker, window to rear elevation, radiator and door to rear garden.



### Landing

11'3" x 5'7"

Doors to bedrooms and bathroom.

### **BedroomOne**

11'6" x 8'11"

Window to front elevation, built in wardrobe and radiator.

### **BedroomTwo**

Window to rear elevation, built in wardrobe and radiator.

### **Bathroom**

8'1" x 4'11"

Fitted with a three piece suite comprising of bath with shower over, pedestal wash hand basin and low level WC, window to rear elevation and radiator.

### **Garden**

Fully enclosed with rear access, mainly laid to lawn with border, patio and space for a shed.

### **Driveway**

0'0" x 0'0"

Two separate drives with one to the right hand side of the property with space for one vehicle and another to the far end of the terrace with space for up to three vehicles.

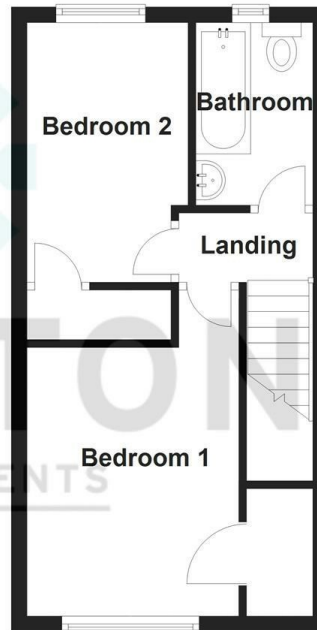


Local Authority  
Council Tax Band **B**  
EPC Rating **D**

**Ground Floor**  
Approx. 27.4 sq. metres (294.7 sq. feet)



**First Floor**  
Approx. 27.9 sq. metres (300.0 sq. feet)



Total area: approx. 55.3 sq. metres (594.8 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.