



Longford Road Melksham SN12 6AU

- Sought After Location
- Generous Garden
- No Work Required
- Potential to Extend
- Level Walk to Town Centre
- Ample Parking
- Garage

Asking Price £325,000 Freehold



Porch

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

Hall

Doors to living room, kitchen/diner and cupboard, stairs to first floor and radiator.

Living Room

Window to front elevation, fireplace with log burner, double doors to kitchen/diner and radiator.

Kitchen/Diner

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, integrated fridge and dishwasher, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, door to side elevation, window and french doors to rear elevation and radiator.



Landing

Doors to bedrooms and bathroom, window to side elevation.

Bedroom One

Window to front elevation and radiator.

Bedroom Two

Window to rear elevation and radiator.

Bedroom Three

Window to front elevation, storage cupboard and radiator.

Bathroom

Fitted with a four piece suite comprising of bath, double shower, vanity wash hand basin with storage under and close coupled WC with tiled splashbacks, window to rear elevation and heated towel rail.

Garden

Fully enclosed with side access. Mainly laid to lawn with a patio area for seating directly behind the property, path leading to shed.

Single Garage

Attached to the side of the property with up and over door, power, light, boiler and space for washing machine and tumble dryer.

Driveway

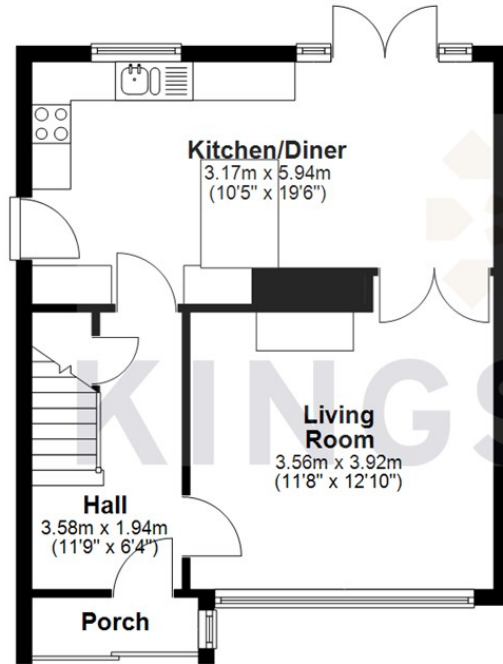
Block pathed with space for approx. two to three vehicles.



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

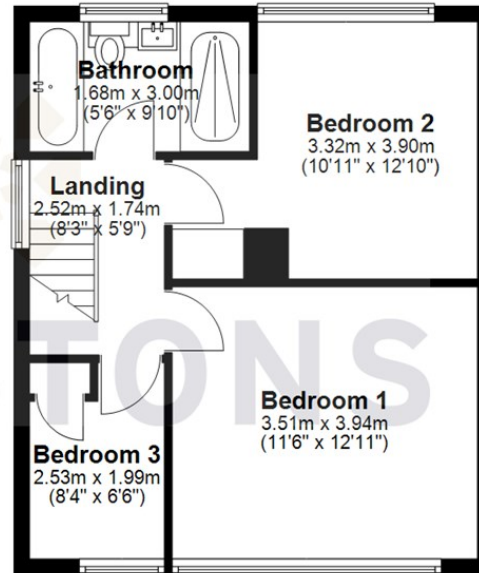
Ground Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



Total area: approx. 83.1 sq. metres (894.2 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.