



## Savernake Avenue

Melksham SN12 7HG

- Open Views
- Four Bedrooms
- Two Reception Rooms
- Garage and Parking
- No Onward Chain
- Kitchen/Dining Room
- Utility

**Asking Price £370,000 Freehold**







### **Porch**

Door from outside and door into Living Room.

### **Living Room**

15'1" x 26'7"

Windows to side elevation, two radiators and doors to Garden Room and Kitchen/Diner.

### **Garden Room**

10'10" x 10'4"

Two radiators and windows to front, rear and side elevation.

### **Kitchen/Dining Room**

11'9" x 26'7"

Fitted with a matching range of base and eye level units with worktop space over, built-in hob and oven, underlighting, 1+1/2 bowl sink with mixer tap, radiator window to rear, doors to inner hall one, inner hall two and front garden.



### Utility

10'9" x 9'6"

Fitted with a matching range of base and eye level units with worktop space over with sink and mixing tap, window to rear elevation, storage cupboard, radiator, sliding door to Shower Room and door to rear garden.

### Shower Room

9'4" x 3'2"

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC with window to rear.

### Inner Hall One

Doors to Bedroom One, Bedroom Four and Bathroom.

### Bedroom One

13'6" x 10'3"

Window to front elevation and radiator.

### Bedroom Four

12'8" x 6'9"

### Bathroom

9'8" x 6'1"

Radiator, door to airing cupboard with boiler, fitted with a three piece suite comprising of bath, wash hand basin and WC.

### Inner Hall Two

Doors to Bedrooms Two and Three.

### Bedroom Two

10'11" x 9'10"

Window to front elevation and radiator.

### Bedroom Three

10'11" x 9'10"

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

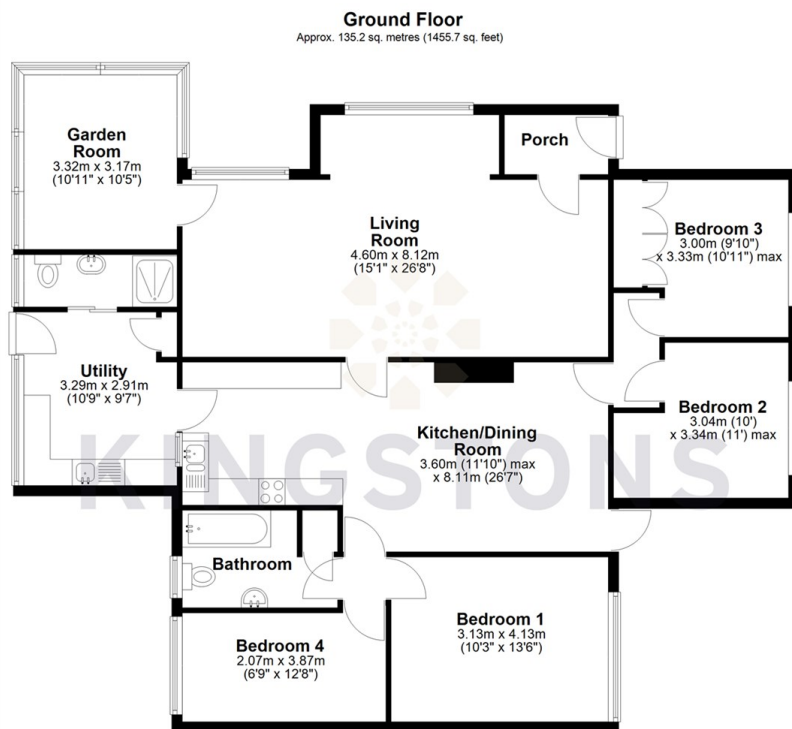
### Outside

Garage with up and over door and access from rear garden. Open views across fields.





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



  
**KINGSTONS**  
Melksham Office

11 High Street, Melksham,  
Wiltshire, SN12 6JR

### Contact

01225709115  
sales@kingstons.biz  
www.kingstons.biz

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.