



KINGSTONS



## Canons Court

Melksham SN12 6US

- No Chain
- Town Centre Location
- Rear Low Maintenance Garden
- Two Bedrooms
- Gated Development

**Asking Price £240,000 Freehold**







### **Living Room**

13'3" x 13'3"

Door to front, window to front elevation, radiator, door to Kitchen and stairs to first floor.

### **Kitchen**

7'9" x 13'3"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, integrated oven and hob, space for fridge/freezer and washing machine, radiator, window to rear elevation and door to rear garden.

### **Landing**

Electric radiator and doors to Bedroom One, Two and Bathroom.



### **Bedroom One**

12'3" x 13'3"

Window to front elevation, built in wardrobe, storage cupboard with water cylinder.

### **Bedroom Two**

8'11" x 6'1"

Window to rear elevation.

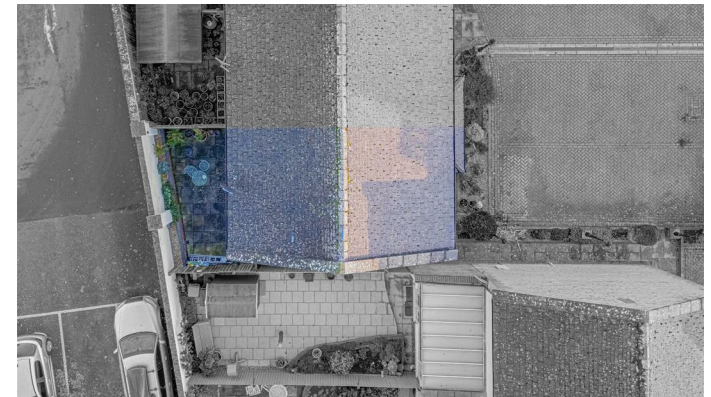
### **Bathroom**

5'5" x 6'7"

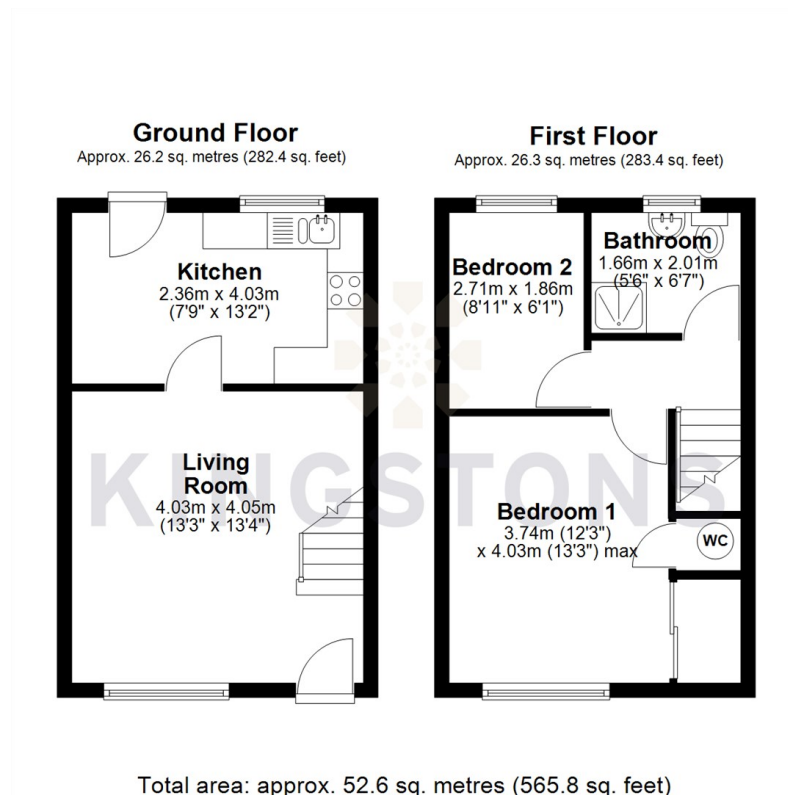
Fitted with three piece suite comprising with shower cubicle, wash hand basin and WC, window to rear elevation and heated towel rail.

### **Outside**

Enclosed garden to rear, low maintenance laid to patio with side side access.



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



**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.