



Longford Road Melksham SN12 6AS

- End of Chain
- Garage and Parking
- Utility Room
- Two Reception Rooms
- South Facing Garden
- Generous Conservatory
- Three Double Bedrooms
- Downstairs Toilet

Asking Price £350,000 Freehold



Porch

External door and window to front elevation with door to Hall.

Hall

Window to front elevation, understairs storage, radiator, stairs to first floor and doors to Living Room and Kitchen.

Living Room

13'6" x 13'11"

Window to front elevation, radiator, two radiators and door to Dining Room.

Dining Room

10'7" x 11'0"

Radiator, sliding door to Conservatory and door to Kitchen.



Kitchen

12'4" x 9'3"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for cooker, window to rear elevation, door to Utility, radiator and storage cupboard,.

Utility

10'9" x 7'3"

Plumbing for washing machine, space for fridge/freezer, washing machine and tumble dryer, window to rear and side elevation, doors to WC and Garage with external door to rear.

WC

3'0" x 4'0"

Fitted with two piece suite comprising WC and wash hand basin with window to side elevation.

Conservatory

9'2" x 17'4"

Windows to side and rear elevation, external door to side elevation and patio doors to rear elevation.

Garage

11'9" x 7'10"

Electric garage door with power and light.

Landing

Window to side elevation, airing cupboard and doors to Bedrooms and Bathroom.

Bedroom One

10'8" x 14'0"

Window to rear elevation, fitted wardrobes and radiator.

Bedroom Two

13'7" x 14'0"

Window to front elevation, fitted wardrobes and radiator.

Bedroom Three

8'5" x 10'7"

Window to front elevation and radiator.

Bathroom

7'7" x 6'4"

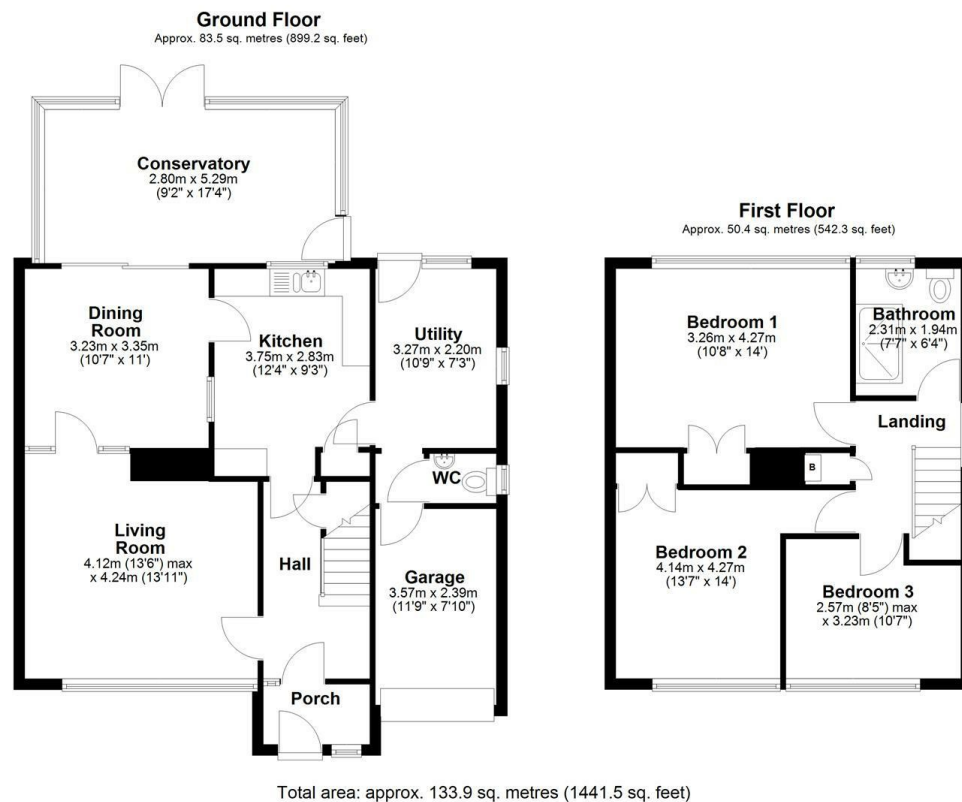
Fitted with three piece suite comprising with shower enclosure, wash hand basin and WC, window to rear elevation and heated towel rail.

Outside

Parking to front elevation and enclosed rear garden with side access.



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




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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.