



Church Lane Melksham SN12 7EQ

- Five Bedrooms
- Very Generous Amount of Parking
- Good Size Home
- Older Property
- Close to Town Centre
- Lots of Potential

Asking Price £425,000



Entrance Hall

External door to front elevation, door to kitchen/diner and opening to hallway.

Hallway

Under stairs storage, radiator, stairs to first floor and door to lounge/diner.

Lounge/Diner

22'11" x 14'6"

Two windows to front elevation, storage cupboard and shelves either side of fireplace, three radiators and sliding doors to conservatory.

Kitchen/Dining Room

17'2" x 11'0"

Fitted with a matching range of base and eye level units with worktop space over, two bowl stainless steel sink with single drainer, space for fridge/freezer, dishwasher and cooker, window to rear, side and front elevations, radiator, opening to boot room and door to rear garden.



Boot Room

9'9" x 6'2"

Storage cupboard, serving hatch to lounge/diner and door to utility.

Utility

Window to rear elevation and doors to conservatory and WC.

WC

Window to rear elevation, fitted with two piece suite comprising wash hand basin and WC with radiator.

Conservatory

9'9" x 12'2"

Window to rear elevation, radiator and door to rear garden.

Right Landing

Window to rear elevation, airing cupboard and doors to bedrooms four and two and bathroom.

Bedroom Four

7'6" x 11'3"

Window to rear elevation and radiator.

Bedroom Two

9'4" x 14'7"

Two windows to front elevation and radiator.

Bathroom

9'4" x 6'6"

Fitted with four piece suite comprising bath, shower enclosure, wash hand basin and WC, window to front elevation and radiator.

Left Landing

Doors to bedrooms one, three and five.

Bedroom 1

14'2" x 10'0"

Window to front elevation, radiator and open to dressing area.

Dressing Area

9'5" x 11'5"

Window to rear elevation, fitted wardrobes, radiator, fitted counter top with storage underneath and sink.

Bedroom Three

14'4" x 10'1"

Window to front elevation, over stairs storage and radiator.

Bedroom Five

6'9" x 8'8"

Window to rear elevation and radiator.

Garage

17'3" x 10'0"

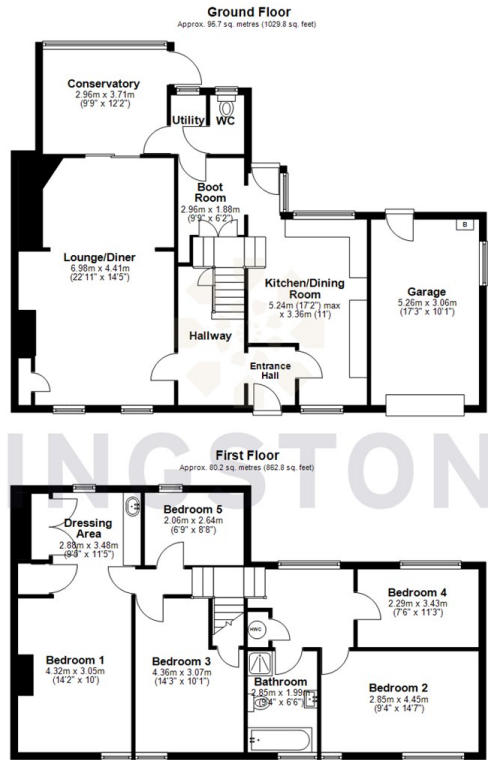
Integral garage with window to side elevation, up and over garage door and door to rear garden.

Outside

Driveway with front gardens and ample parking. Rear enclosed garden with side access.



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



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.