



Sherwood Avenue

Melksham SN12 7HJ

- Two Bedroom Bungalow
 - Driveway Parking
 - Extra Reception Room
- Extended with garden room
- Close to local Co-op shop
- Generous Size - Over 900 Square Foot
 - Sunny Garden
- Kitchen/Diner with Utility
- Bus stops right outside
- Walking distance to pubs

£300,000 Freehold





Porch

External door and door to living room.

Living Room

16'7" x 11'10"

Window to front elevation, radiator, door to inner hall and sliding door to utility.

Utility

9'9" x 8'10"

Fitted with a range of base units with worktop space and taller cupboards, 1+1/2 bowl sink, integrated dishwasher and washing machine, open plan to kitchen/diner and folding door to garden room.



Kitchen/Diner

17'11" x 8'4"

Fitted with a range of base units with worktop space over and taller cupboards, space for fridge/freezer and five ring gas range cooker, windows to front and rear elevation and two radiators.

Garden Room

Window to side and full back elevations, radiator and external door to rear garden.

Inner Hall

Doors to bedrooms and bathroom.

Bedroom One

13'6" x 10'0"

Window to front elevation, two fitted wardrobes and radiator.

Bedroom Two

12'9" x 7'0"

Window to rear elevation and radiator.

Shower Room

9'8" x 5'9"

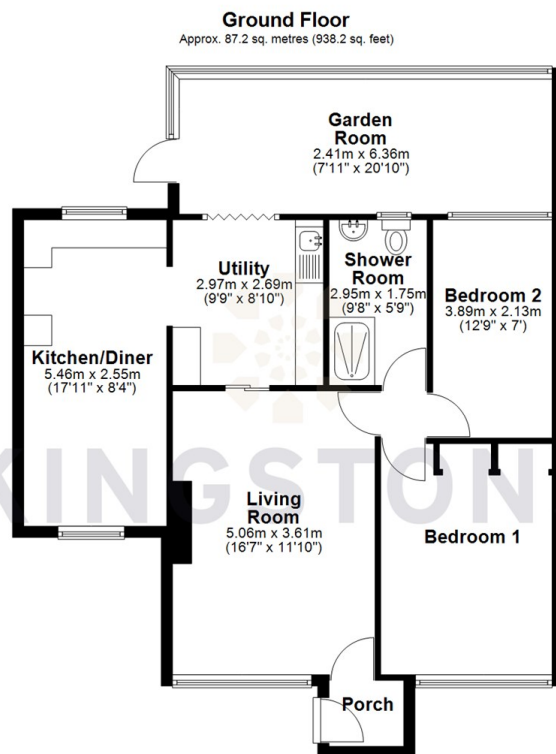
Fitted with three piece suite comprising shower enclosure, wash hand basin and WC, window to rear elevation and heated towel rail.

Outside

Driveway parking for approximately two vehicles with side access to rear garden.



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



Total area: approx. 87.2 sq. metres (938.2 sq. feet)



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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.

