



## Berryfield Park

Melksham, Wiltshire SN12 6ED

- No Chain
- Two comfortable double bedrooms
  - Utility room with WC
- Recently renovated throughout
  - Flat walk to town centre
- Immaculately presented home
  - Open-plan kitchen/diner
- Brand new electrics and boiler
  - Bus stops at end of road
  - Overlooks a green area

**£265,000 Freehold**



### **Kitchen/Diner**

19'1" x 14'7"

Fitted with a matching range of base and eye level units with worktop space over, sink composite, integrated fridge and dishwasher, fitted fan assisted oven and four ring ceramic hob with extractor hood over. External door to front, windows to front and rear elevations, radiator, storage cupboard, stairs to first floor and doors to living room and utility.

### **Living Room**

15'0" x 11'0"

Windows to front and rear elevations with radiator.



### **Utility**

11'7" x 6'3"

Fitted with a matching range of base and eye level units with worktop space over, space for washing machine and tumble dryer, window to side elevation and heated towel rail.



## **WC**

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

## **Landing**

Window to rear elevation, airing cupboard with boiler and doors to bedrooms and shower room.

## **Bedroom One**

14'11" x 11'0"

Window to front elevation, fitted wardrobes and radiator.

## **Bedroom Two**

9'10" x 11'7"

Window to front elevation, fitted wardrobes and radiator.

## **Shower Room**

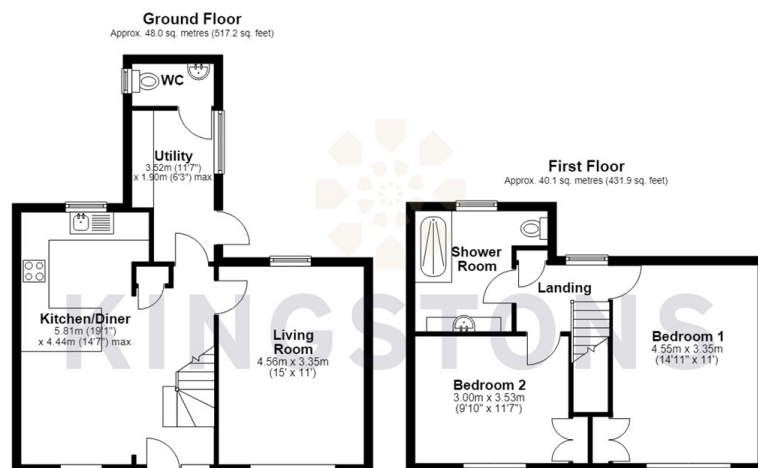
Fitted with three piece suite comprising shower enclosure, wash hand basin set into worktop with storage under and WC, window to rear elevation and heated towel rail.

## **Outside**

Enclosed rear garden with side access.



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



Total area: approx. 88.2 sq. metres (949.1 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.