



Beanacre Road

Melksham SN12 8FB

- No chain
- Enclosed rear garden
 - Garage in block
- Toilet on every floor
- Ideal for commuters
- Four spacious bedrooms
- Allocated parking space
 - Kitchen/diner layout
- Great value for money
 - Walks nearby

£220,000 Freehold





Hall

External door to front, radiator, stairs to first floor and door to bedroom four, WC and kitchen/diner.

Kitchen/Dining Room

11'7" x 15'9"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in fridge/freezer, space for washing machine, built-in oven and four ring gas hob with extractor hood over, window to rear elevation, under stairs storage, two radiators and patio doors to garden.

Bedroom Four

9'2" x 9'3"

Window to front elevation and radiator.

WC

Fitted with two piece suite comprising wash hand basin and WC with radiator.



Landing

6'1" x 15'9"

Storage cupboard, radiator, stairs to second floor and doors to living room, bedroom four and WC.

Living Room

Two windows to front and radiator.

Bedroom Three

Window to rear elevation, door to bathroom and radiator.

Bathroom

8'5" x 6'2"

Fitted with three piece suite comprising bath with hand shower attachment, wash hand basin and WC with radiator.

Landing

3'2" x 10'11"

Radiator and doors to bedrooms one and two.

Bedroom One

11'5" x 15'9"

Two windows to rear elevation fitted wardrobes, radiator and door to en-suite.

Bedroom Two

9'3" x 15'9"

Two windows to front elevation fitted wardrobes, radiator and door to en-suite.

En-suite

8'0" x 5'9"

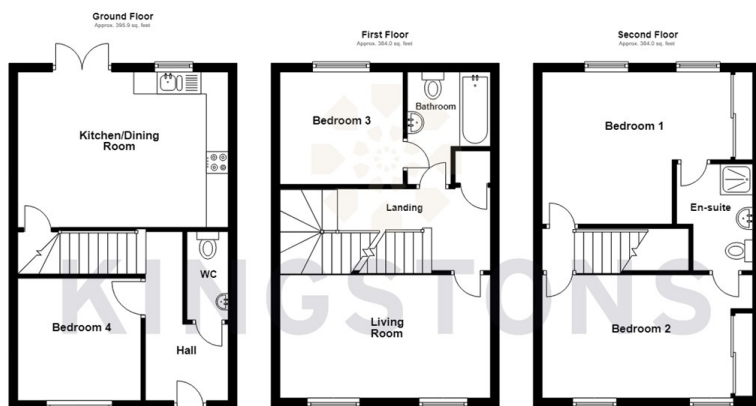
Fitted with three piece suite comprising shower enclosure, wash hand basin and WC with radiator.

Outside

Enclosed rear garden with rear access. Allocated parking space and garage in coachhouse block to rear.



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



Total area: approx. 1164.0 sq. feet



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.