



## Linnet Lane

Melksham SN12 7FA

- NO CHAIN!
- Nicely presented throughout
- Two allocated parking spaces
  - Downstairs W/C
- Walking distance to amenities
- En-suite bathroom
- Enclosed rear garden
  - Quiet location
- Close to outstanding school

**£235,000 Freehold**



### **Hall**

Storage cupboard, radiator, door to w/c and opening to kitchen.

### **Kitchen**

9'6" x 7'2"

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, space for fridge/freezer, dishwasher and washing machine, built-in electric fan assisted oven, built-in four ring gas hob, window to front elevation.

### **Living Room**

11'5" x 14'9"

Window to rear elevation, radiator, stairs leading up and double doors opening to enclosed rear garden.



### **WC**

Fitted with two piece suite comprising w/c and wash hand basin. Window to front elevation, radiator.

### **Bedroom One**

11'7" x 11'6"

Window to rear elevation, radiator, door to the En-suite.

### **En-suite**

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

### **Bedroom Two**

11'9" x 8'0"

Window to front elevation, radiator.

### **Bathroom**

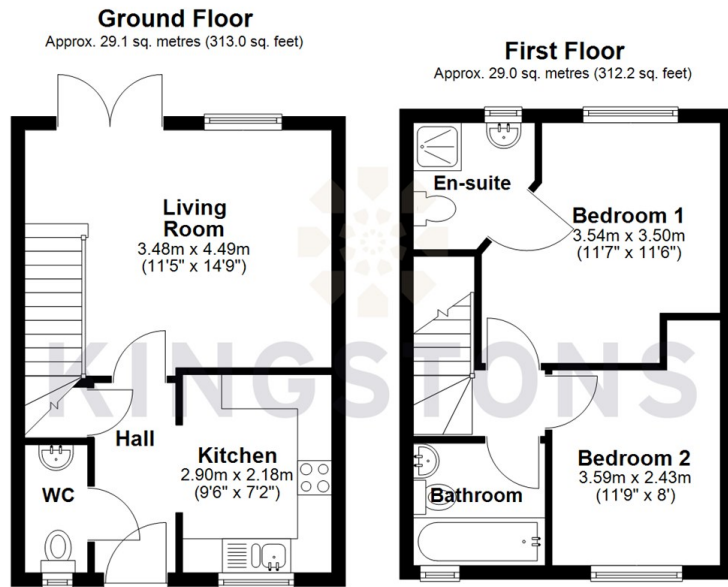
Fitted with three piece suite comprising bath, wash hand basin and WC, window to front elevation, radiator.

### **Outside**

Two allocated parking spaces to the front of the property. Enclosed rear garden with shed.



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



Total area: approx. 58.1 sq. metres (625.2 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.