



## Foundry Close

Melksham SN12 8FD

- Two-bedroom coach house
  - Open-plan living area
- Beautifully presented interior
  - Close to bus route
- Ideal for first-time buyers
- En-suite in master bedroom
- Garage and parking space
- Walking distance to amenities
  - Easy access to A350
  - Viewing recommended

**£185,000 Leasehold**



### **Hallway**

10'1" x 10'10"

Skylight, storage cupboard, radiator, open plan, doors to living/kitchen area, bedrooms and bathroom.

### **Open Plan Living Kitchen Area**

19'5" x 13'2"

Kitchen area:

Fitted with a matching range of base and eye level units with work top space over, stainless steel sink with mixer tap, built in electric oven and four ring gas hob, space for washing machine, dishwasher and fridge freezer, window to front elevation.

Living area:

Window to rear elevation, two radiators.

### **Bedroom One**

9'9" x 13'5"

Window to front elevation, built in wardrobe, radiator, door to En-Suite.



### **En-suite**

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

### **Bedroom Two**

9'6" x 13'1"

Window to rear elevation, built in wardrobe, radiator.

### **Bathroom**

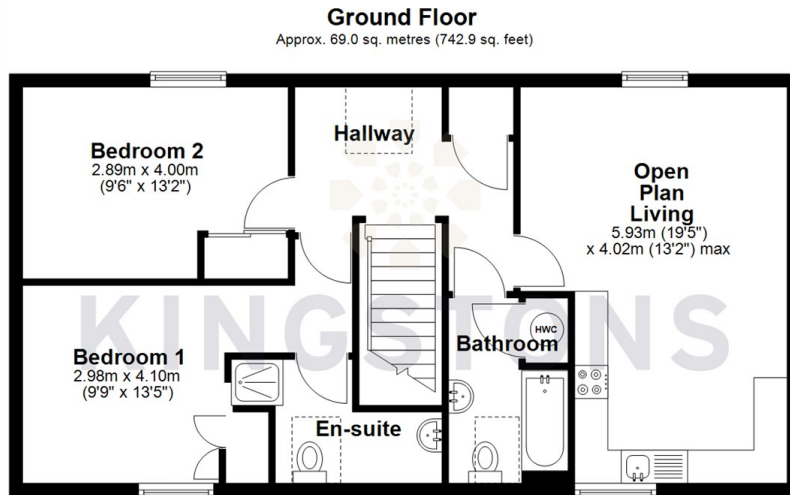
Fitted with three piece suite comprising bath with shower over, wash hand basin, skylight, storage cupboard.

### **Outside**

Garage with up and over door, electric, parking space in front of garage. There is also a communal garden to enjoy.



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



Total area: approx. 69.0 sq. metres (742.9 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.