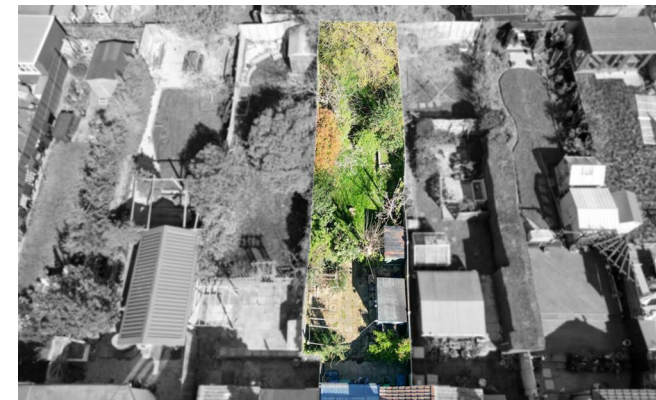




Scotland Road

Melksham SN12 8AJ

- No Chain
- Easy Bath commute
- Two well-proportioned bedrooms
- Two reception rooms
- Ideal for commuters
- Generous garden
- Over 800 square feet
- Short walk to town centre

£184,950 Freehold



Hall

External door to front, radiator, stairs to first floor and door to dining room.

Dining Room

8'4" x 15'11"

Window to rear elevation, understairs storage, radiator, opening to kitchen and double doors to living room.

Living Room

13'11" x 10'10"

Box bay window to front elevation and radiator.

Kitchen

10'9" x 6'6"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, space for fridge, freezer, washing machine and cooker, window to side elevation and airing cupboard.

Rear Porch

Two windows and door to lean-to with radiator.



Lean-to

Two windows and door to rear elevation.

Landing

Doors to bedrooms and bathroom.

Bedroom One

9'1" x 13'11"

Fitted wardrobes, window to front elevation and radiator.

Bedroom Two

10'4" x 8'6"

Window to rear elevation, fitted wardrobes and radiator.

Bathroom

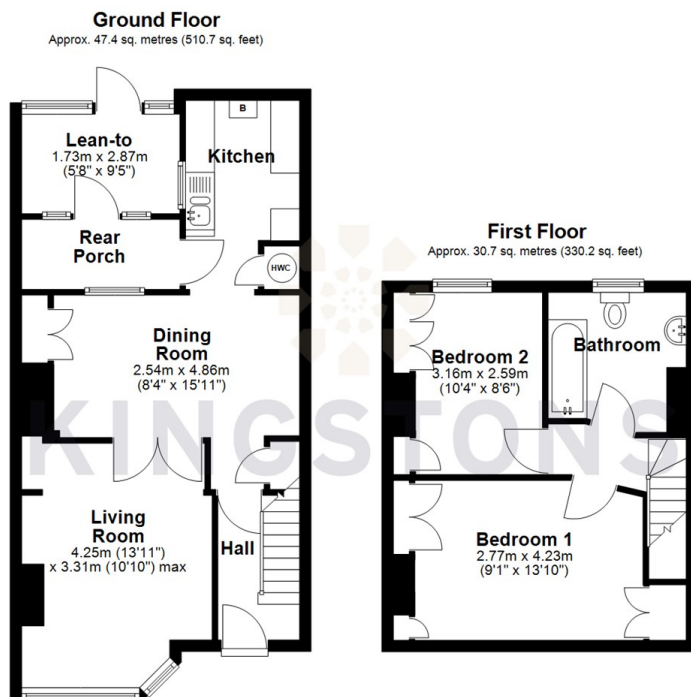
Fitted with three piece suite with comprising bath, wash hand basin and WC, window to rear elevation and radiator.

Outside

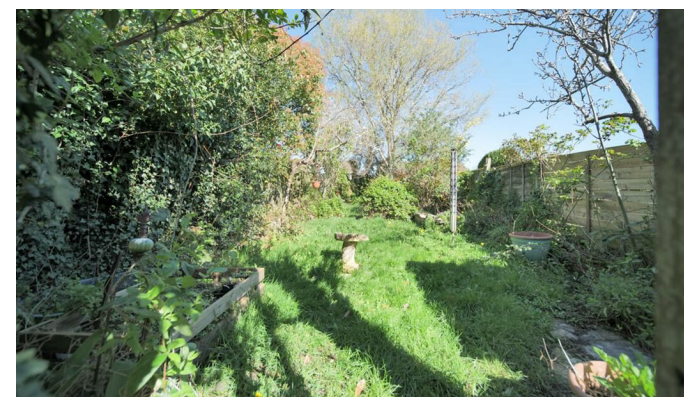
Generous rear garden with access.



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



Total area: approx. 78.1 sq. metres (840.9 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.