18 Linnet Lane

Melksham SN12 7FU

- Two bedroom end terrace
- En-suite
- Enclosed rear garden
- Walking distance to schools
- Lots of green space nearby
- Immaculately presented
- Parking for two cars
- Popular location
- Near to amenities
- South facing garden

£240,000 Freehold

Hall
9'1" x 3'11"
Large storage cupboard, radiator, doors to living room and W/C with opening to kitchen area.

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, double doors leading out to enclosed rear garden, stairs to first floor.

WC
6'2" x 3'0"
Fitted with two piece suite comprising w/c and wash hand basin, window to front elevation, heated towel rail.

Bedroom One
11'7" x 11'6"
Window to rear elevation, built in wardrobe, door to en-suite, radiator.

En-suite
6'1" x 5'10"
Fitted with three piece suite comprising wash hand basin, shower enclosure and WC, window to rear elevation, heated towel rail.

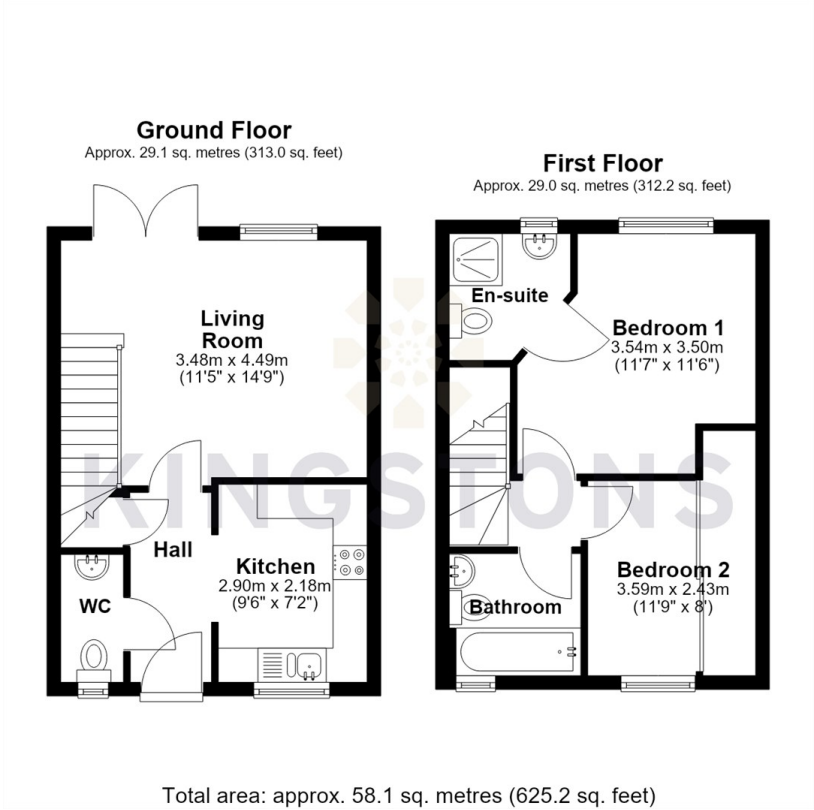
Bedroom Two
11'9" x 8'0"
Window to front elevation, custom built-in wardrobes with hanging space as well as large storage area one end with lighting, radiator and window to front elevation.

Bathroom
5'10" x 6'4"
Fitted with three piece suite with comprising bath with shower attachment, wash hand basin and WC, window to front elevation, heated towel rail.

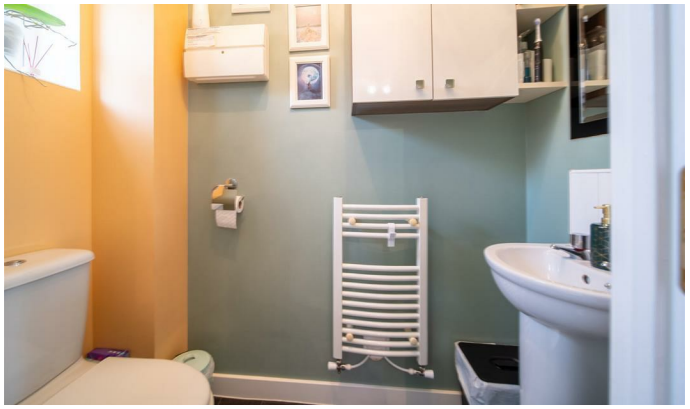
Landing
Doors leading to bedrooms and bathroom.

Outside
To the front of the property there is driveway parking for two vehicles. Enclosed rear garden with shed, mostly laid to lawn with patio area. Side gate for access.

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



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



KINGSTONS

Melksham Office

11 High Street, Melksham,
Wiltshire, SN12 6JR

Contact

01225709115
sales@kingstons.biz
www.kingstons.biz

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.