# 1 Short Street

Melksham SN12 7EY

- No chain
- Two reception rooms
- Walking distance to shop
- Lovely countryside walks
- Short distance to town
- Three spacious bedrooms
- In need of modernising
- Near schools and parks
- River walks nearby
- Good bus connections

**£230,000 Freehold**

**Hall**
External door, radiator, stairs to first floor and door to living room.

**Living Room**
12'0" x 15'7"
Window to front elevation, two radiators and door to dining room.

**Dining Room**
8'10" x 11'1"
Window to rear elevation, radiator and opening to kitchen.

**Kitchen**
8'11" x 7'5"
Fitted with a matching range of base and eye level units with worktop space over, sink, space for washing machine and cooker, window to rear elevation, radiator and door to side garden.

**Landing**
Window to side elevation, radiator with doors to bedrooms and bathroom.

**Bedroom One**
11'11" x 10'0"
Window to front elevation, fitted wardrobes and two radiators.

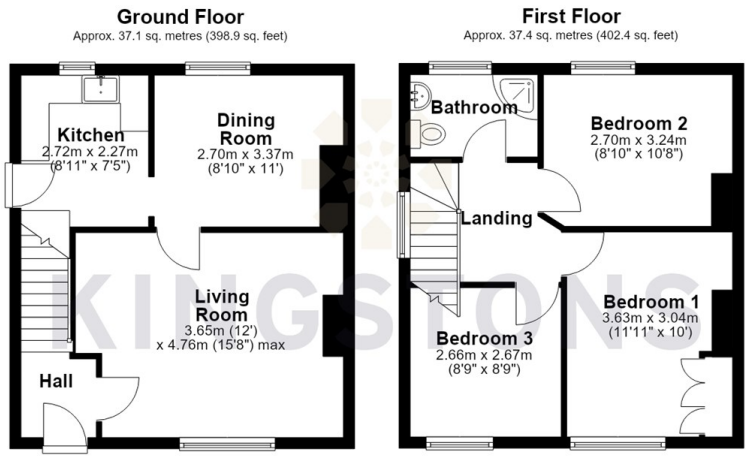
**Bedroom Two**
8'10" x 10'8"
Window to rear elevation and radiator.

**Bedroom Three**
8'9" x 8'9"
Window to front elevation and radiator.

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

**Outside**
Enclosed rear and side garden with side access.

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




Total area: approx. 74.4 sq. metres (801.3 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.