



Frane Lea Park

Melksham SN12 7EL

- End of Chain
- Garden Room
- Gated Development
- Three Bedrooms
- Conservatory
- Close to Amenities

£265,000 Leasehold





Porch

6'6" x 4'10"

Door in, windows to side elevation, radiator and door to Living Room.

Living Room

11'6" x 15'7"

Window to side and front elevation, two radiators, double door to Conservatory, doors to Kitchen and Bedroom / Dining Room.

Conservatory

8'4" x 9'9"

Windows to front and side elevation and door out to Garden.

Kitchen

8'5" x 10'0"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, built-in oven and hob, window to side elevation, open to Hallway.

Hall

Storage cupboard, radiator, open to Utility and doors to Bedrooms and Bathroom.

Bedroom One

8'5" x 12'10"

Window to side elevation, radiator and fitted wardrobes.

Bedroom Two

8'6" x 12'11"

Window to side elevation, radiator and fitted wardrobes.

Bedroom / Dining Room

8'4" x 10'0"

Window to side elevation and radiator.

Utility

5'5" x 3'10"

Plumbing for washing machine, space for fridge/freezer, window to rear elevation.

Bathroom

5'4" x 8'6"

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

Outside

Allocated parking for two vehicles, South facing garden with access from parking area, shed and Garden Room.

Garden Room

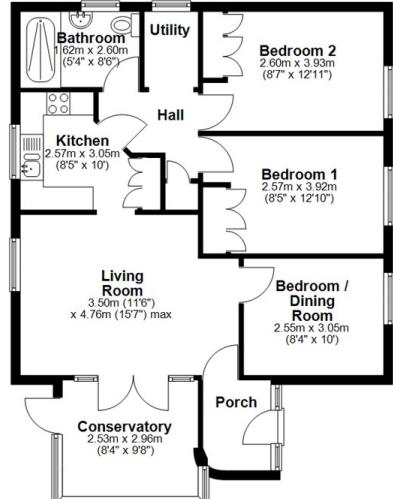
13'7" x 8'11"

Double doors with windows, electric radiator and electricity.



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

Ground Floor
Approx. 64.9 sq. metres (913.9 sq. feet)



Total area: approx. 84.9 sq. metres (913.9 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.

