




KINGSTONS

Spencer Close

Melksham SN12 8AE

- No chain
- Good size lounge/diner
- Garage with parking
- Close to town centre
- Two bedroom end terrace
- Enclosed rear garden with side access
 - Good for commuters
 - Quiet, non-through road

£225,000 Freehold





Hall

External door, radiator, door to lounge/diner and opening to kitchen.

Lounge/Diner

16'9" x 11'7"

Window to rear elevation, two radiators, stairs to first floor and external door to garden.

Kitchen

7'10" x 7'5"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer and washing machine, fitted electric fan assisted oven and four ring gas hob with window to front elevation.

Landing

Window to side elevation with doors to bedrooms and bathroom.



Bedroom One

12'10" x 8'4"

Window to rear elevation, fitted wardrobes, radiator and good size cupboard with boiler and radiator.

Bedroom Two

11'9" x 6'6"

Window to front elevation and radiator.

Bathroom

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

Outside

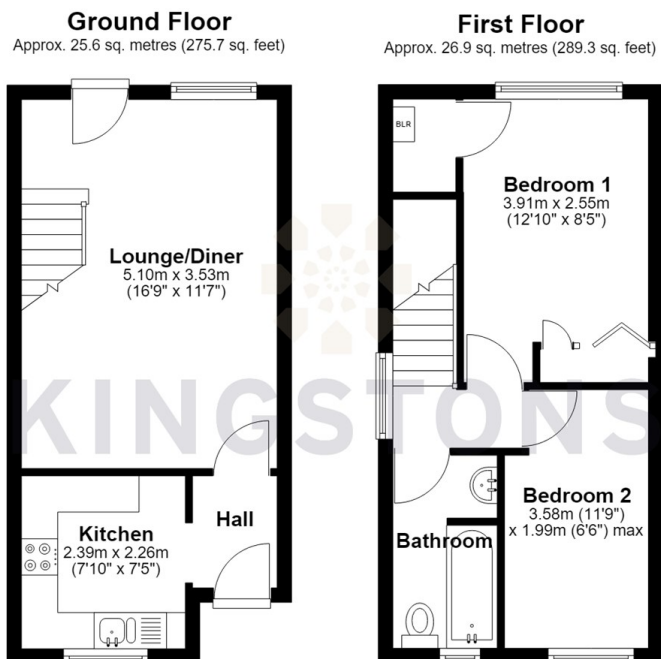
Enclosed rear garden with side access and pedestrian door to garage. Garage with parking in front for 1-2 vehicles.

Additional Information

Property owner responsible for all boundaries. Boiler installed 2019. Latest EICR January 2024. Washing machine staying.



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



Total area: approx. 52.5 sq. metres (565.0 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.