





33a Barnwell Road

Melksham SN12 7DG

- No chain
- Driveway parking available
- Open plan living area
- Close to River Avon walks
- Walk to shop and pub
- One good size bedroom
- Generous enclosed garden
- Modern end terrace house
- Good bus connections nearby



Offers Over £175,000 Freehold







Living Room/Kitchen
20'8" x 12'3"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, space for under counter fridge and washing machine, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, window and door to front elevation, window and door to lean-to, door to cloakroom and stairs, two radiators.

WC
Fitted with a two piece suite comprising wash hand basin and WC.

Lean-To
5'9" x 11'3"
Door to rear elevation, windows to side and rear elevations.

Bedroom
20'8" x 12'3"
Windows to front and rear elevations, door to shower room and two radiators.

Shower Room
8'11" x 2'11"
Fitted with a three piece suite comprising of shower, vanity wash hand basin with storage under and low-level WC with tiled splashbacks.

Garden
Fully enclosed and mainly laid to lawn with a westerly aspect.

Driveway
Located to the front of the property with space for one vehicle.







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





Total area: approx. 53.4 sq. metres (574.8 sq. feet)

KINGSTONS
ESTATE AGENTS

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.