



## King Street Melksham SN12 6HE

- Unique detached home
- Four spacious bedrooms
  - Two reception rooms
- Versatile garden outbuilding
- Short walk to town centre
- Located in conservation area
- Modern family shower room
  - Owned solar panels
- Generous garage and driveway
- Viewing highly recommended

**Asking Price £540,000 Freehold**





### **Porch**

External door, windows to front and side elevations and door to hall.

### **Hall**

Radiator, doors to reception room and living room and stairs to first floor.

### **Living Room**

12'9" x 12'4"

Bay window to rear elevation, opening to reception room and door to kitchen.

### **Reception Room**

12'0" x 10'0"

Window to front elevation and radiator.



### **Kitchen**

10'5" x 14'8"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink, built-in dishwasher, space for fridge/freezer, utility cupboard with washing machine and tumble dryer, range cooker, window to rear elevation, radiator, door to dining room and sliding door to rear porch.

### **Dining Room**

12'1" x 10'11"

Window to front elevation and radiator.

### **Rear Porch**

Door to shower room and external door to garden.

### **Shower Room**

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

### **Landing**

Window to front, Storage cupboard, stairs, open plan, door to:

### **Bedroom One**

12'1" x 11'0"

Window to front elevation and radiator.

### **Bedroom Two**

10'4" x 12'2"

Window to rear elevation and radiator.

### **Bedroom Three**

11'11" x 10'0"

Window to front elevation and radiator.

### **Bedroom Four**

7'8" x 8'10"

Window to rear elevation and radiator.

### **Bathroom**

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

### **Outside**

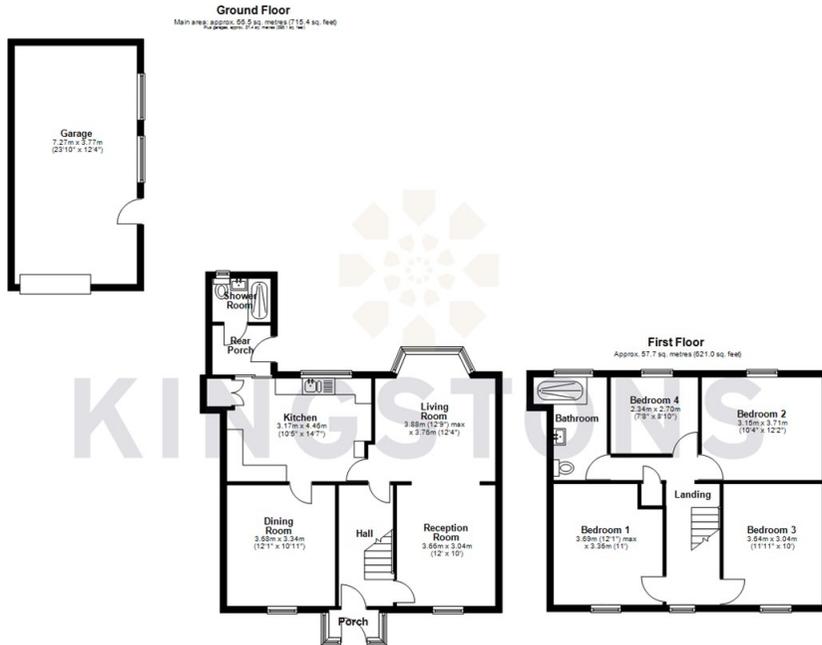
Driveway parking in front of garage down the side of the property, enclosed rear garden with side access and garden buildings with power and light.

### **Garage**

Two windows to side elevation, power and light with up and over garage door.



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



Main area: Approx. 124.2 sq. metres (1336.4 sq. feet)  
 Plus garages: approx. 27.4 sq. metres (295.1 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.