



KINGSTONS



## Lowbourne

Melksham SN12 7DY

- End of Chain
- En-Suite
- Retirement flat in town centre
- Modern kitchen with appliances
- Close to shops and cafes
- Two Good Size Bedrooms
- First Floor Flat
- Spacious reception room
- Communal garden access
- Ideal for retirees

**£110,000 Leasehold**







### **Hallway**

Door from outside, meter cupboard and airing cupboard with internal light, storage heater, entry phone system and doors to bedrooms, bathroom and lounge/diner.

### **Living Room**

17'6" x 18'8"

Windows to rear and side elevations, enclosed night storage heater, flame-effect fire with ornamental surround and double door to kitchen.

### **Kitchen**

5'9" x 9'1"

Fitted with a matching range of base and eye-level units with worktop space over, integrated fridge, space for a freezer, fitted raised eye-level oven and four ring electric hob with extractor fan over, stainless steel sink with single drainer, Dimplex wall heater and window to side elevation.



### **Bedroom One**

16'2" x 10'11"

Window to side elevation, fitted wardrobes, night storage heater and door to en-suite.

### **En-suite**

Fitted with three piece suite comprising enclosed shower cubicle, pedestal wash hand basin and low-level WC with Dimplex wall heater.

### **Bedroom Two**

14'1" x 8'11"

Window to rear and electric radiator.

### **Bathroom**

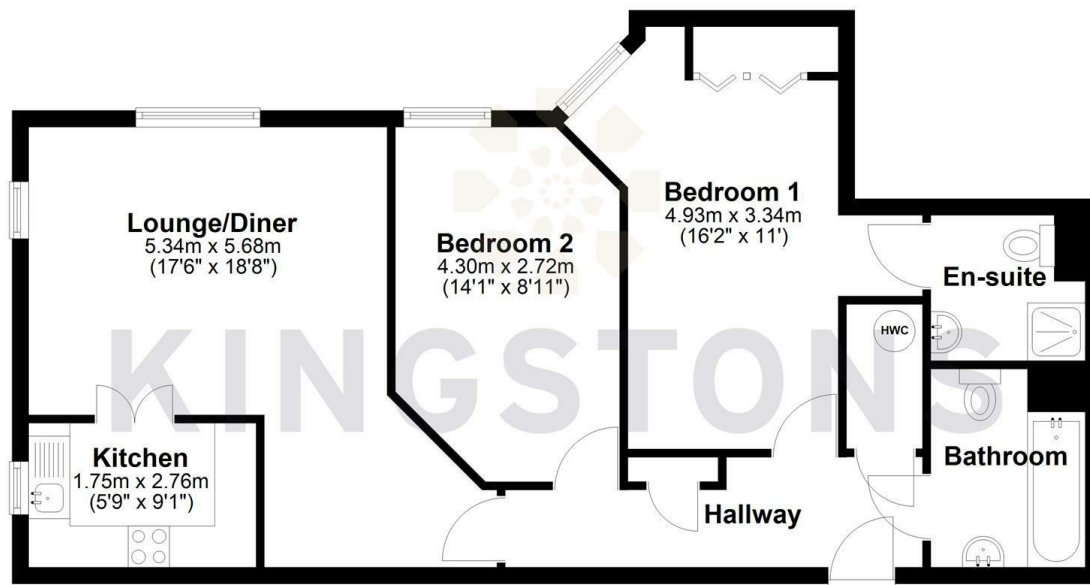
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin with storage below and low level WC with Dimplex wall heater.



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

### First Floor

Approx. 68.0 sq. metres (732.4 sq. feet)



Total area: approx. 68.0 sq. metres (732.4 sq. feet)



**KINGSTONS**

**Melksham Office**

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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.