Foundry Close

Melksham SN12 8FD

- Two generous bedrooms
- Spacious living/kitchen area
- Great access to A350
- Local amenities nearby
- Viewing recommended
- En-suite bathroom
- Garage and storage area
- On convenient bus route
- Beautifully presented home

£190,000 Leasehold

Inner Hallway
10'0" x 10'9"
Skylight, storage cupboard, radiator, stairs leading down to front door, doors to living/kitchen area, bedrooms and bathroom.

Kitchen/Living Area
19'8" x 21'7"
Fitted with a range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, space for washing machine, extractor fan, built-in electric oven, built-in four ring gas hob. Two windows to rear elevation, two windows to front elevation and a skylight, three radiators.

Bedroom One
9'11" x 16'6"
Window to front elevation, built in wardrobe, radiator, door to en-suite.

En-suite
6'7" x 10'6"
Fitted with three piece suite comprising wash hand basin, shower enclosure and WC, skylight, radiator.

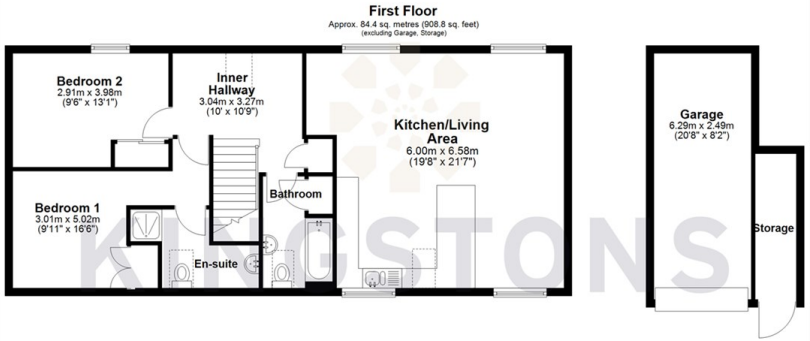
Bedroom Two
9'7" x 13'1"
Window to rear elevation, built in wardrobe, radiator,

Bathroom
9'4" x 5'10"
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, skylight, storage cupboard, radiator.

Garage
20'8" x 8'2"
Up and over door, power points, opening to the storage area.

Storage
12'2" x 3'5"
Storage area to the side of garage accessed by main door.

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



Total area: approx. 84.4 sq. metres (908.8 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.