



Sweetbriar Road

Melksham SN12 6FR

- Two spacious bedrooms
- Updated kitchen and bathroom
 - Modern, efficient boiler
- Garage and parking available
- Popular Melksham location
- South facing garden
- Recently updated windows
- Enclosed garden for privacy
 - Close to local park
- Ideal first-time purchase

Asking Price £220,000 Freehold



Hall

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

Kitchen

8'0" x 7'10"

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, washing machine and cooker, with window to front elevation.

Lounge/Diner

16'9" x 11'10"

Two radiators, double doors to rear and stairs to first floor.



Landing

Doors to bedrooms and bathroom.

Bedroom One

11'10" x 10'4"

Window to rear elevation, fitted wardrobes and radiator.

Bedroom Two

11'7" x 6'9"

Window to front elevation, fitted wardrobes and radiator.

Bathroom

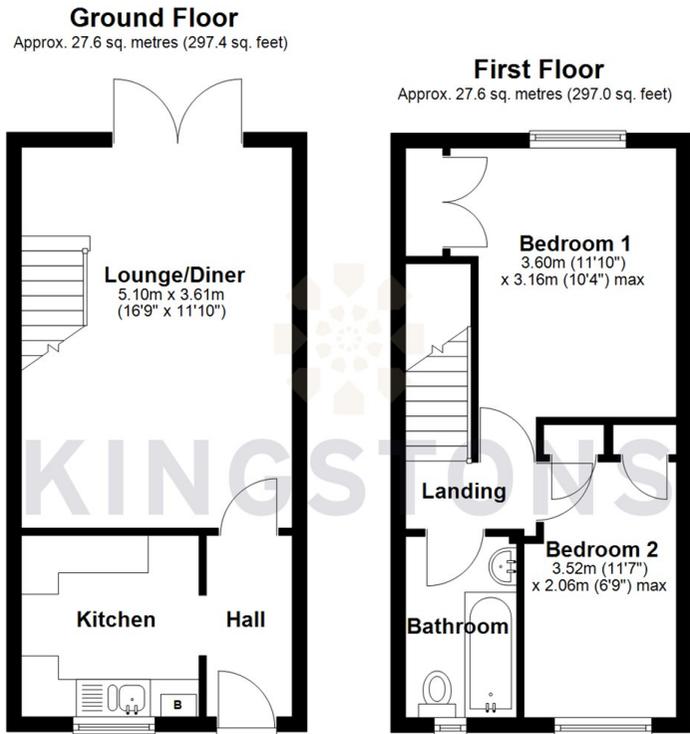
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, window to front elevation and heated towel rail.

Outside

Garage in block and driveway parking in front, enclosed rear garden.



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



Total area: approx. 55.2 sq. metres (594.4 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.