



KINGSTONS



Southbrook Road

Melksham SN12 8DS

- No Chain
- Generous garden
- Close to nature walks
- Short walk to town centre
- Garage with additional workshop
- Detached bungalow style
- Convenient driveway parking
- Near bus and train stops
 - Easy access to Bath
- Good size conservatory

Offers In The Region Of £350,000



Entrance Hall

8'9" x 7'5"

Stairs.

Hallway

External door to front, radiator, stairs to first floor and doors to living room, bedrooms one and two, dining room, and bathroom with sliding door to kitchen.

Shower Room

Shower, wash hand basin and WC fitted with three piece suite with comprising, door to:

Living Room

10'11" x 15'3"

Window to side elevation, window to conservatory, radiator and door to conservatory.



Kitchen

6'1" x 7'5"

Fitted with a matching range of base and eye level units with worktop space over, sink, space for fridge and slimline dishwasher, fitted oven, built-in four ring hob, window to rear, open plan, door to:

Kitchen

13'3" x 7'11"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, slimline dishwasher and cooker, two windows to side elevation, two radiators, opening to dining room and sliding door to utility.

Living Room

14'11" x 11'5"

Two windows to rear, door.

Utility

6'8" x 3'11"

Space for washing machine and tumble dryer and storage cupboard.

Bedroom 1

14'11" x 11'5"

Window to rear, door to:

Dining Room

13'0" x 12'0"

Windows to side elevation and box bay window to front elevation with radiator.

Bedroom 2

9'6" x 10'0"

Window to rear, door to:

Conservatory

Windows to side and rear elevations, double doors to patio and sliding door to WC.

Landing

Storage cupboard, two doors.

WC

Fitted with a two piece suite comprising wash hand basin and WC with window to side elevation and external door.

Bedroom One

12'0" x 11'11"

Window to side elevation, box bay window to front elevation, fitted wardrobes and radiator.

Bedroom Two

9'11" x 11'11"

Window to side elevation and radiator.

Bathroom

Fitted with four piece suite comprising bath with separate shower, wash hand basin and WC, window to rear elevation and radiator.

Landing

Door to bedroom three.

Bedroom Three

16'5" x 13'0"

Skylight, fitted wardrobes, radiator and access to eaves storage.

Outside

Enclosed rear garden with side access and outbuildings. Block built garage with workshop and bike house with driveway parking down the side of the bungalow.



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




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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.