



## Scotland Road Melksham SN12 8AJ

- No Chain
- Easy Bath commute
- Two well-proportioned bedrooms
- Two reception rooms
- Ideal for commuters
- Generous garden
- Over 800 square feet
- Short walk to town centre

**£184,950 Freehold**



### **Hall**

External door to front, radiator, stairs to first floor and door to dining room.

### **Dining Room**

8'4" x 15'11"

Window to rear elevation, understairs storage, radiator, opening to kitchen and double doors to living room.

### **Living Room**

13'11" x 10'10"

Box bay window to front elevation and radiator.

### **Kitchen**

10'9" x 6'6"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, space for fridge, freezer, washing machine and cooker, window to side elevation and airing cupboard.



### **Rear Porch**

Two windows and door to lean-to with radiator.

**Lean-to**

Two windows and door to rear elevation.

**Landing**

Doors to bedrooms and bathroom.

**Bedroom One**

9'1" x 13'11"

Fitted wardrobes, window to front elevation and radiator.

**Bedroom Two**

10'4" x 8'6"

Window to rear elevation, fitted wardrobes and radiator.

**Bathroom**

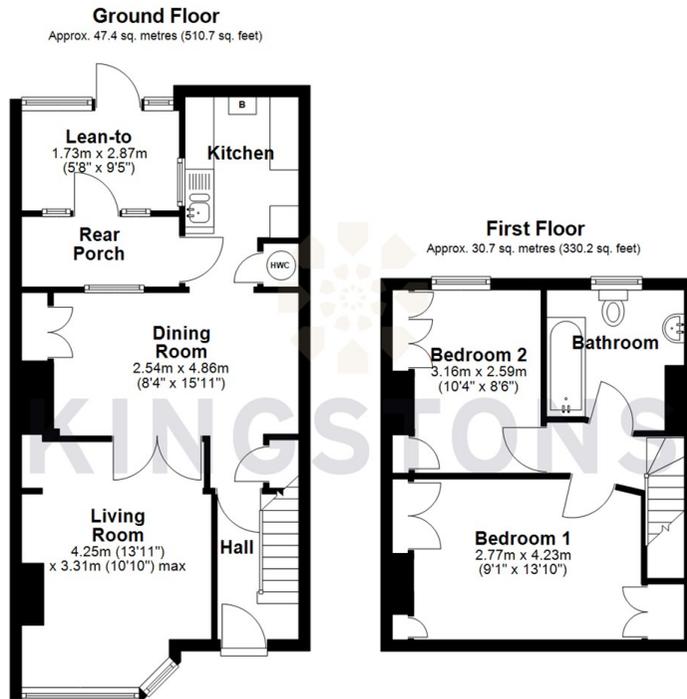
Fitted with three piece suite with comprising bath, wash hand basin and WC, window to rear elevation and radiator.

**Outside**

Generous rear garden with access.



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



Total area: approx. 78.1 sq. metres (840.9 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.