



**KINGSTONS**



## Spa Court

Spa Road, Melksham SN12 7RH

- No Chain
- Enclosed rear garden
- Quiet cul-de-sac location
- Close to local amenities
- Conservatory
- Garage and driveway parking
- Walking distance to town
- Three good size bedrooms

**£274,000 Freehold**





### **Hall**

Stairs to first floor with storage under, radiator, doors to living room and WC with opening to kitchen.

### **Kitchen**

9'9" x 6'6"

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 and washing machine, fitted eye level oven, built-in four ring ceramic hob, integrated dishwasher and window to front elevation.

### **Living Room**

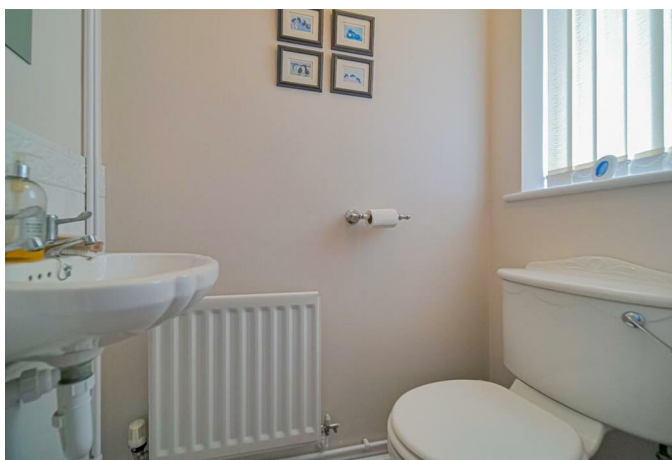
12'11" x 13'0"

Window to side and rear elevation, two radiators, sliding door to conservatory.

### **Conservatory**

8'8" x 10'8"

Two windows to rear elevation and two windows to side elevation, electric heater, double door to enclosed rear garden.



## **WC**

Fitted with a two piece suite comprising wash hand basin and WC, window to front elevation and radiator.

## **Landing**

Window to front elevation, storage cupboard, doors to bedrooms and bathroom with stairs to bedroom one.

## **Bedroom Two**

8'4" x 12'11"

Two windows to rear elevation and radiator.

## **Bedroom Three**

8'6" x 6'8"

Window to front elevation and radiator.

## **Bathroom**

5'9" x 6'7"

Fitted with a three piece suite comprising shower in a wet room style, wash hand basin and WC, window to side elevation and radiator.

## **Bedroom One**

14'5" x 13'0"

Two skylights and radiator.

## **Outside**

Enclosed rear garden with side access, paving in front of property and garage.



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



Total area: approx. 84.5 sq. metres (909.2 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.