



West End Melksham SN12 6HJ

- No Chain
- Three bedrooms
- Short walk to town centre
 - Easy access to A350
- Two cosy reception rooms
- Immaculately presented home
- Generous garden with outbuilding
 - New boiler installed 2026
- Close to schools and Community Campus
- End terrace with character

£320,000 Freehold





Living Room

14'2" x 13'10"

External door and bay windows to front elevation, radiator, stairs to first floor and door to kitchen/diner.

Kitchen/Diner

23'6" x 13'11"

Fitted with a matching range of base and eye level units, sink with window to rear elevation, fitted oven and four ring gas hob, space for fridge/freezer, integrated dishwasher and washing machine, wood burner, breakfast bar with space for stools, door to garden, radiator and under stairs storage.



Landing

Doors to bedrooms and bathroom.

Bedroom One

11'10" x 10'3"

Window to front elevation and radiator.

Bedroom Two

11'2" x 9'12"

Window to rear elevation and radiator.

Bedroom Three

11'9" x 6'9"

Window to front elevation and radiator.

Bathroom

Fitted with a four piece suite comprising bath, separate shower enclosure, wash hand basin and WC with window to rear elevation, airing cupboard and heated towel rail.

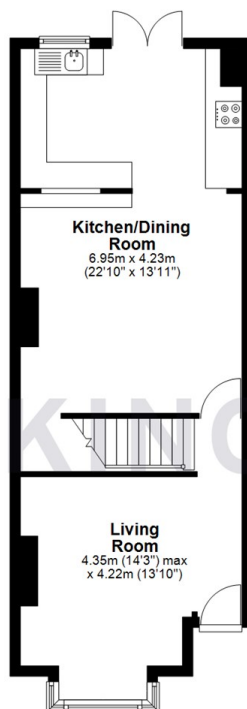
Outside

Enclosed rear garden with side access and garden room.

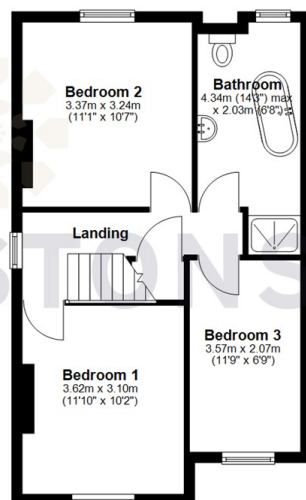


Local Authority **Wiltshire**
Council Tax Band **C**
EPC Rating **D**

Ground Floor
Approx. 50.1 sq. metres (539.1 sq. feet)



First Floor
Approx. 44.8 sq. metres (482.6 sq. feet)



Total area: approx. 94.9 sq. metres (1021.7 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.

