



## Linnet Lane

Melksham SN12 7FA

- End terrace
- En-suite
- Enclosed rear garden
- Quiet location
- Ideal for first-time buyers or those looking to downsize
- Two good size bedrooms
- Beautifully presented
- Two parking spaces
- Near outstanding primary school

**£240,000 Freehold**



### **Hall**

9'1" x 3'11"

Storage cupboard, radiator, opening to kitchen, doors to living room and w/c.

### **Kitchen**

9'6" x 7'2"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, space for fridge/freezer and washing machine, built-in electric fan assisted oven, built-in four ring gas hob, window to front elevation.

### **Living Room**

11'5" x 14'9"

Window to rear elevation, radiator, stairs to first floor, double doors leading to enclosed rear garden.

### **WC**

6'2" x 3'0"

Fitted with two piece suite comprising wash hand basin and w/c, window to front elevation, radiator.



### **Bedroom One**

11'7" x 11'6"

Window to rear elevation, radiator, door to en-suite.

### **En-suite**

6'1" x 5'10"

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

### **Bedroom Two**

11'9" x 8'0"

Window to front elevation, radiator.

### **Bathroom**

5'10" x 6'4"

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

### **Landing**

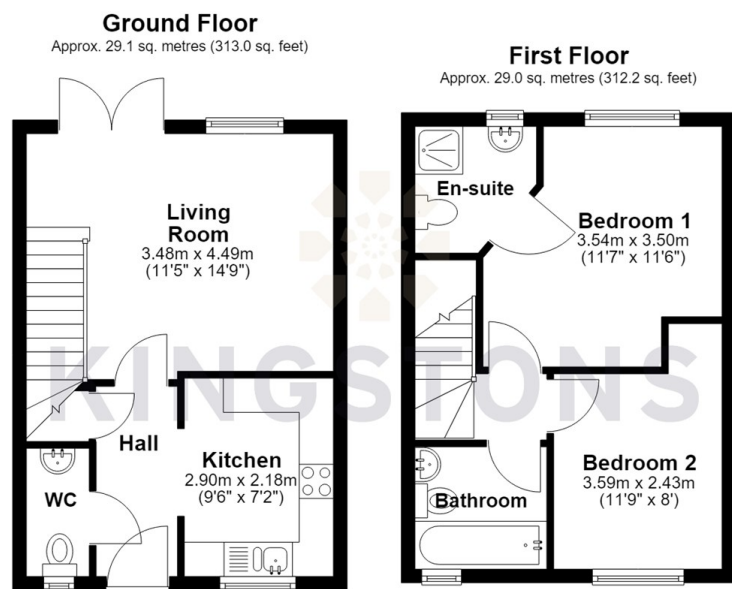
Doors to bedrooms and bathroom.

### **Outside**

Two allocated parking spaces to the front of the property. Enclosed, low maintenance rear garden with gated side access and shed.



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



Total area: approx. 58.1 sq. metres (625.2 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.