



Frane Lea Park

Melksham SN12 7EL

- Retirement - Over 60 only
 - Open plan living area
 - Private gated cul-de-sac
- Well-established private garden
 - Walking distance to shops
- Detached modern bungalow
- Beautiful kitchen & bathroom
 - Allocated parking space
- Two spacious double bedrooms

Asking Price £285,000 Leasehold





Porch

4'1" x 4'0"

External door and window to side elevation with door to lounge/diner.

Lounge/Diner

11'0" x 28'2"

Two windows to side elevations, two radiators, door to hall, opening to kitchen and sliding door to garden.

Kitchen

8'6" x 12'11"

Fitted with a matching range of eye level and base units with worktop space over, sink, four ring ceramic hob and fitted oven. Window to side elevation and built in fridge/freezer.

Hall

10'10" x 5'0"

Storage cupboard and doors to bedrooms, bathroom and utility room.



Bedroom One

8'5" x 12'11"

Window to side elevation, fitted wardrobes and radiator.

Bedroom Two

9'3" x 9'7"

Window to side elevation and radiator.

Bathroom

5'0" x 6'7"

Fitted with a three piece suite comprising bath, wash hand basin and WC with window to side elevation and heated towel rail.

Utility Room

3'6" x 5'0"

Window to rear elevation, worktop and space for washing machine.

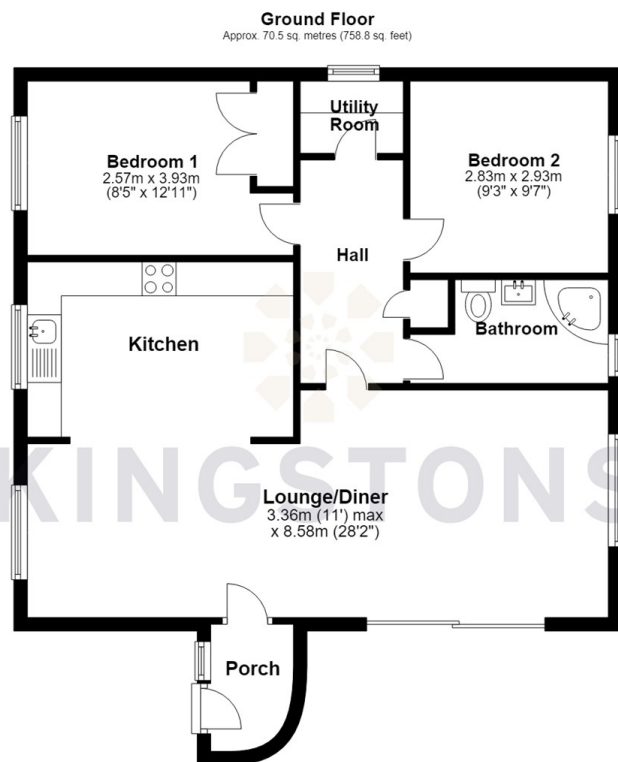
Tenure

Leasehold - 972 years remaining on the lease - Service charges £200 per year.

Over 60s only.



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



Total area: approx. 70.5 sq. metres (758.8 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.

