



## Berryfield Lane

Melksham SN12 6EF

- No Chain
- Two Bedroom Detached Bungalow
- Good Size, Manageable Garden
  - Close to Countryside Walks
  - Pubs in Walking Distance
- South-Facing Garden
- Garage and Driveway Parking
  - Quiet Area
- Bus Stop at End of Road
- In Need of Modernisation

**£250,000 Freehold**



### **Hallway**

External door to side elevation, radiator, airing cupboard and doors to living room, bedrooms and bathroom.

### **Living Room**

14'11" x 10'10"

Window to front elevation, radiator and door to kitchen.

### **Kitchen**

11'2" x 8'11"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge, freezer and washing machine, fitted oven and four ring hob, window to front elevation, radiator and external door to side elevation.



### **Bedroom**

9'7" x 9'11"

Window to rear elevation and radiator.

**Bedroom**

9'8" x 9'11"

Window to rear elevation, radiator and fitted wardrobes.

**Bathroom**

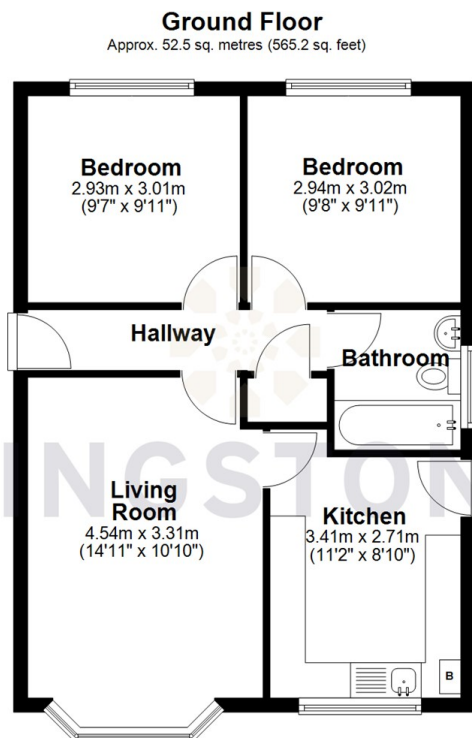
Fitted with three piece suite comprising bath with shower over and folding glass screen, wash hand basin and WC, window to side elevation and radiator.

**Outside**

Garage with driveway parking in front, low-maintenance front garden and rear south facing garden with side access.



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



Total area: approx. 52.5 sq. metres (565.2 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.