



30 Wharf Court, Spa Road

Melksham SN12 7NS

- Two spacious double bedrooms
- Communal Lounge
- Laundry room on-site
- Close to town centre
- First Floor
- Communal Garden
- Car parking available
- Walking distance to amenities

Asking Price £80,000 Leasehold



Entrance Hall

6'7" x 3'2"

Electric radiator, doors to living room, bathroom, bedrooms and storage cupboard

Living Room/Dining room

12'11" x 17'2"

Window to side elevation over looking communal garden, two electric radiators, door to kitchen

Kitchen

13'10" x 6'7"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, washing machine and cooker, window over looking communal garden, storage cupboard with double doors.



Bedroom One

13'6" x 9'3"

Window to rear elevation over looking communal garden, electric radiator.

Bedroom Two

9'9" x 12'2"

Window to rear elevation over looking communal garden, electric radiator.

Bathroom

7'3" x 5'10"

Fitted with three piece suite comprising wash hand basin, shower enclosure and WC, electric heater.

Storage Cupboard

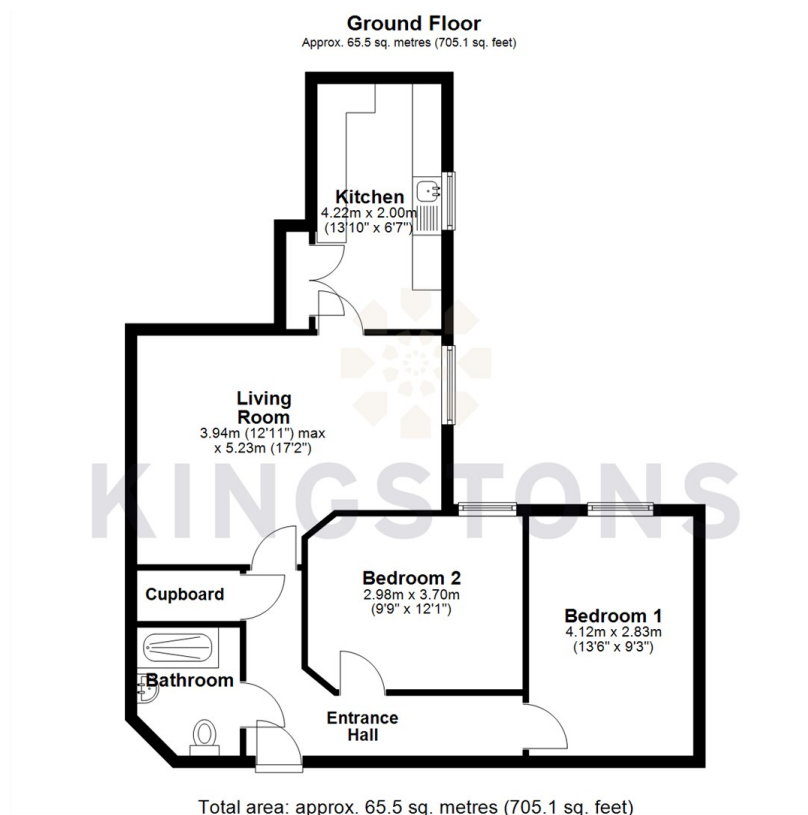
Large storage cupboard

Outside

Communal gardens, allocated parking and visitor parking, communal lounge and communal laundry rooms with multiple washers and driers. Lift for ease of access as well as a stair lift.



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



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.