



Smeaton Way Melksham SN12 6GG

- Two spacious double bedrooms
- Built in 2021, NHBC warranty
 - Enclosed rear garden
 - Near Kennet & Avon canal
 - Perfect for first-time buyers
- Modern semi-detached house
 - Parking for two vehicles
 - Green space at the front
 - Easy access to A350
 - Viewing highly recommended

£260,000 Freehold



Hall

External door from front, radiator, doors to kitchen, lounge/diner and WC with stairs to first floor.

Kitchen

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge/freezer, dishwasher and washing machine, fitted oven, four ring gas hob with window to front elevation.

Lounge/Diner

16'1" x 12'3"

Double doors and two windows to rear elevation with radiator and under stairs storage.



WC

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

Landing

Doors to bedrooms and bathroom.

Bedroom One

10'1" x 12'4"

Window to rear elevation and radiator.

Bedroom Two

9'6" x 12'5"

Window to front elevation, radiator and over stairs storage.

Bathroom

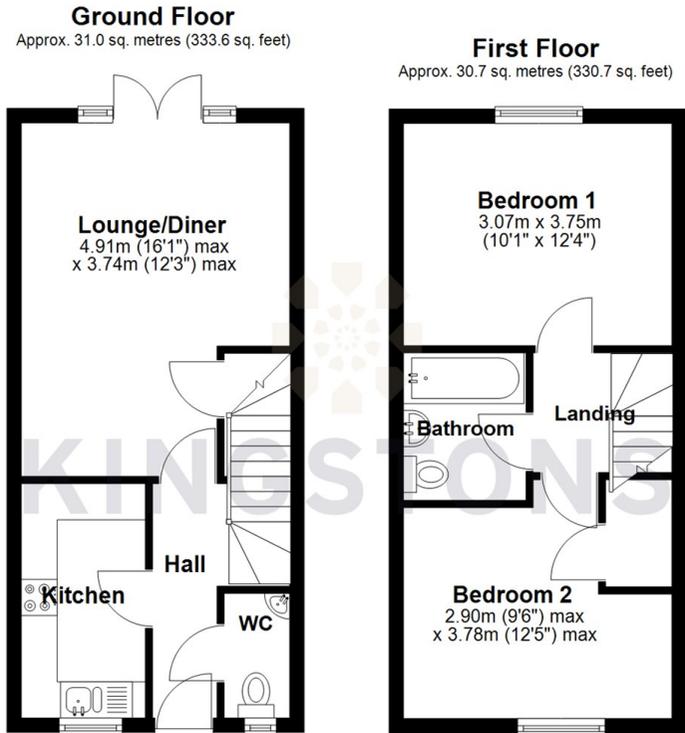
Fitted with a three piece suite comprising bath with shower over and glass screen, wash hand basin and WC with radiator.

Outside

Enclosed rear garden with side access and driveway parking to side for approximately two vehicles.



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



Total area: approx. 61.7 sq. metres (664.3 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.