



Canons Court

Melksham SN12 6US

- Ground floor flat for those over the age of 55
- Town centre location
 - Wet room
 - Outside space
- Two good size bedrooms
- Walking distance to shops
 - Parking

£167,500 Leasehold



**Porch**

Door with opening to the lounge.

Lounge

Window to the front elevation, wall mounted electric heater, door to the kitchen, door to the inner hallway.

Kitchen

7'10" x 7'10"

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, space for fridge/freezer and washing machine, built-in oven, electric hob and window to rear elevation.

Inner Hallway

Two storage cupboards, doors to wet room and bedrooms.

Wet Room

Suite comprising shower area, pedestal wash hand basin, low-level WC and window to rear elevation.



Bedroom One

13'7" x 8'2"

Window to front elevation and wall mounted electric heater.

Bedroom Two

8'9" x 7'7"

Window to rear elevation and wall mounted electric heater.

Outside

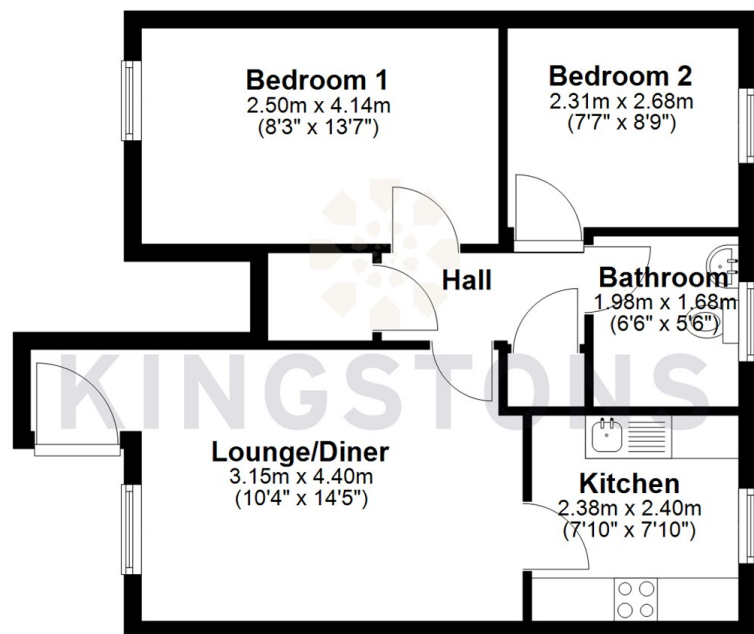
Outside space to include side and rear of property, external storage cupboard and parking available.



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

Ground Floor

Approx. 46.6 sq. metres (502.1 sq. feet)



Total area: approx. 46.6 sq. metres (502.1 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.