



Sherwood Avenue

Melksham SN12 7HH

- Two spacious bedrooms
 - Driveway parking
- Extended semi-detached bungalow
 - Utility room included
 - Close to shops and pub
- En-suite in main bedroom
 - Enclosed rear garden
- Large kitchen with pantry
 - Near green space
 - Bus access to Bath

£325,000



Porch

External door, window to front elevation, radiator and door to living room.

Living Room

16'10" x 12'0"

Window to front elevation, two radiators and doors to dining room and inner hall.

Inner Hall

Doors to bedroom two, study and bathroom.

Bedroom Two

13'9" x 10'2"

Window to front elevation and radiator.

Study

12'8" x 6'11"

Radiator.



Bathroom

9'5" x 5'8"

Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC with heated towel rail.

Dining Room

9'5" x 8'11"

Radiator, door to bedroom one and opening to kitchen/diner.

Bedroom One

13'2" x 8'2"

Window to front elevation, radiator and door to en-suite.

En-suite

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

Kitchen/Diner

13'10" x 13'6"

Fitted with base units with worktop space over, sink, fitted raised double oven and five ring gas hob, two windows to rear elevation, space for fridge/freezer and dish washer, radiator and doors to utility, pantry and external door to garden.

Utility

9'7" x 6'0"

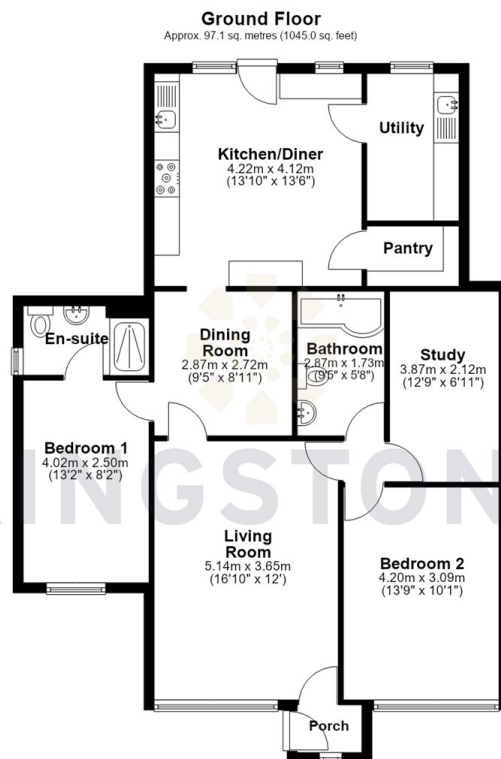
Space for fridge, washing machine and tumble dryer with worktop over, sink, window to rear elevation, boiler and radiator.

Outside

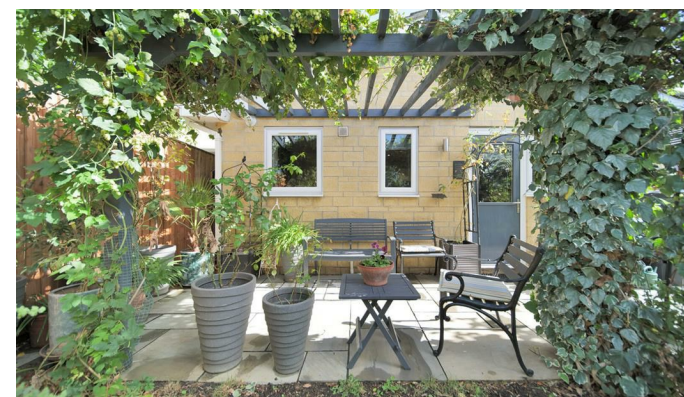
Enclosed garden to rear and small section to side with driveway parking to front.



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



Total area: approx. 97.1 sq. metres (1045.0 sq. feet)



KINGSTONS
Melksham Office

11 High Street, Melksham,
Wiltshire, SN12 6JR

Contact

01225709115
sales@kingstons.biz
www.kingstons.biz

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.