



KINGSTONS



Ingram Road

Melksham SN12 7JH

- End of Chain
- Recently fitted kitchen
- Garage and driveway parking
- Close to local amenities
- Ideal for young families
- Immaculately presented interior
- Modern bathroom design
- Three bedroom semi-detached
- Near outstanding schools
- Perfect for downsizers

£280,000 Freehold



Porch

2'7" x 5'1"

External double door to front and door to hall.

Hall

11'6" x 6'8"

Radiator, stairs to first floor with doors to kitchen, living room and WC.

Kitchen

11'2" x 9'7"

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 electric oven, four ring ceramic hob, window to rear elevation, two storage cupboard, radiator and door to rear garden.

Living Room

11'6" x 11'10"

Window to front elevation, radiator and opening to dining room.



Dining Room

11'0" x 8'11"

Window to rear elevation and radiator.

WC

3'11" x 2'6"

Window to front elevation and fitted with two piece suite comprising wash hand basin and WC.

Landing

8'4" x 7'5"

Airing cupboard, doors to bedrooms and bathroom.

Bedroom One

11'4" x 11'2"

Window to rear elevation and radiator.

Bedroom Two

11'6" x 10'8"

Window to front elevation and radiator.

Bedroom Three

8'6" x 8'0"

Window to front elevation, over stairs storage cupboard and radiator.

Bathroom

5'7" x 7'5"

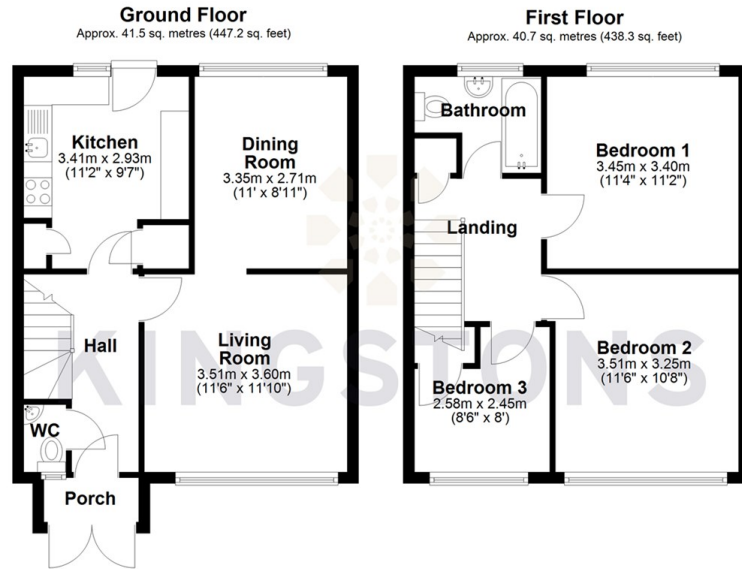
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, window to rear elevation and radiator.

Outside

Enclosed rear garden with side access, garage and driveway parking for approximately three vehicles and scope to add more.



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



Total area: approx. 82.3 sq. metres (885.5 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.