



**KINGSTONS**



## **Beanacre Road**

Melksham SN12 8FB

- Four Versatile Bedrooms
- Jack and Jill En-Suite
- Garage and Parking Space
- Terraced House
- Toilet on Every Floor
- Modern Fitted Kitchen
- Rear Garden with Access
- Close to Local Amenities

**£260,000 Freehold**







### **Hall**

Front door, radiator, stairs to first floor and doors to kitchen/diner, WC and bedroom four.

### **Kitchen/Diner**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, built-in electric fan assisted oven and grill, built-in microwave and fitted induction hob, window to rear elevation, two radiators, under stairs storage and double door to rear garden.

### **WC**

Fitted with two piece suite comprising wash hand basin and WC with radiator.

### **Bedroom Four**

8'10" x 9'1"

Window to front elevation and radiator.



### **Landing**

Radiator, stairs to second floor and doors to living room, bedroom three and bathroom.

### **Living Room**

9'2" x 15'8"

Two windows to front elevation and radiator.

### **Bedroom Three**

8'6" x 9'3"

Window to rear, radiator and additional door to bathroom.

### **Bathroom**

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

### **Landing**

Radiator and doors to bedrooms one and two.

### **Bedroom One**

11'7" x 13'3"

Two windows to rear elevation, fitted wardrobes, radiator and door to jack and jill en-suite.

### **Bedroom Two**

9'3" x 15'8"

Two windows to front elevation, fitted wardrobes, radiator and doors to jack and jill en-suite.

### **Jack and Jill En-suite**

Fitted with three piece suite comprising shower, wash hand basin and WC with radiator.

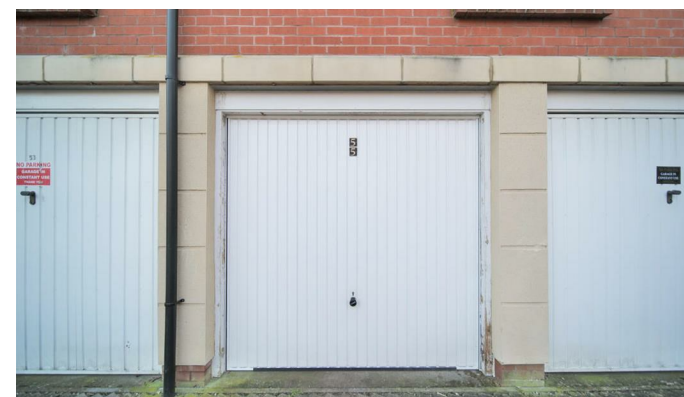
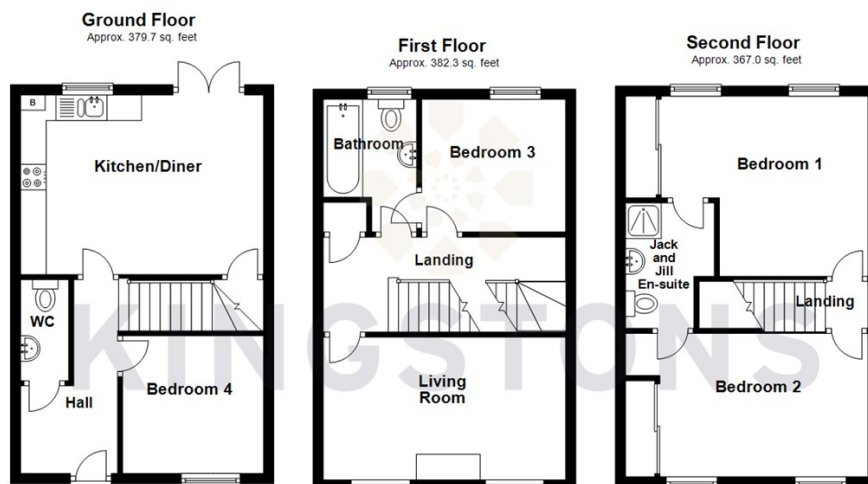
### **Outside**

Enclosed rear garden with rear access. Garage and allocated parking for one vehicle.





Local Authority  
Council Tax Band  
EPC Rating C



  
**KINGSTONS**  
Melksham Office

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### Contact

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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.