



## Scholars Way

Melksham SN12 8FN

- No Chain
- Modern ground floor flat
  - Two parking spaces
- Short walk to town centre
- Two spacious bedrooms
- Open plan living area
- Close to train station
- Ideal for first-time buyers

**£157,500 Leasehold**



### **Hall**

External door from communal entrance and doors to bedrooms, bathroom and living room with airing cupboard.

### **Living Room**

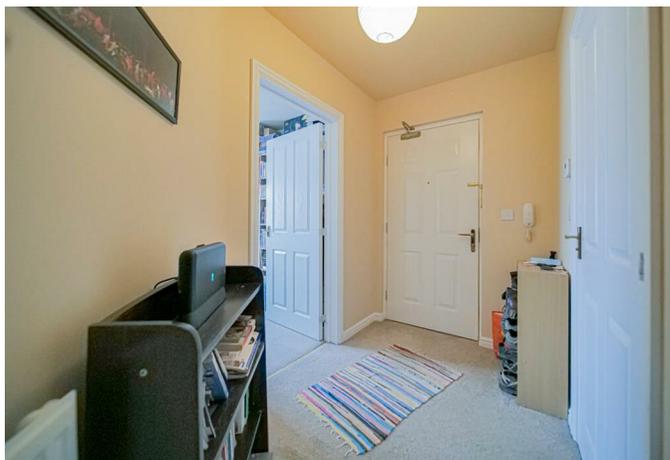
11'0" x 14'7"

Window to front elevation, two radiators, double door and opening to kitchen.

### **Kitchen**

10'12" x 6'8"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, space for fridge/freezer and washing machine, built-in oven, built-in four ring gas hob with pull out extractor hood over, window to front elevation and boiler.



### **Bedroom One**

11'7" x 9'12"

Window to rear elevation and radiator.

### **Bedroom Two**

11'1" x 11'2" max

Window to front elevation and radiator.

### **Bathroom**

5'6" x 8'7"

Fitted with a three piece suite comprising bath with separate shower over, wash hand basin and low-level WC, window to rear elevation and heated towel rail.

### **Parking**

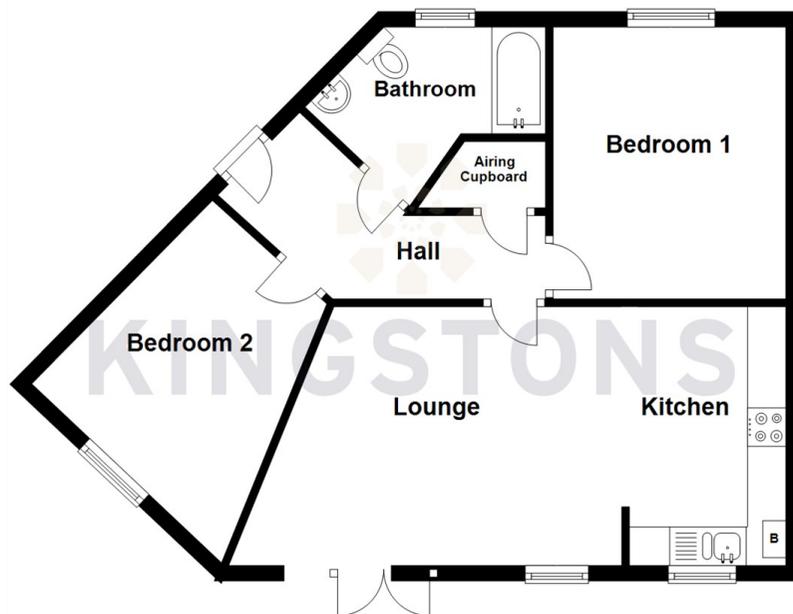
Allocated parking for two vehicles.



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

### Ground Floor

Approx. 592.0 sq. feet



Total area: approx. 592.0 sq. feet



**KINGSTONS**

**Melksham Office**

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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.