



West End

Melksham SN12 6HJ

- Immaculately presented home
- Generous garden with outbuilding
- Located on popular older street
 - Easy access to A350
- Two cosy reception rooms
- Three bedrooms
- Short walk to town centre
- New boiler installed 2026
- Close to schools and Community Campus
- End terrace with character

£320,000 Freehold



Living Room

14'2" x 13'10"

External door and bay windows to front elevation, radiator, stairs to first floor and door to kitchen/diner.

Kitchen/Diner

23'6" x 13'11"

Fitted with a matching range of base and eye level units, sink with window to rear elevation, fitted oven and four ring gas hob, space for fridge/freezer, wood burner, breakfast bar with space for stools, door to garden, radiator and under stairs storage.

Landing

Doors to bedrooms and bathroom.



Bedroom One

11'10" x 10'3"

Window to front elevation and radiator.



Bedroom Two

11'2" x 9'12"

Window to rear elevation and radiator.

Bedroom Three

11'9" x 6'9"

Window to front elevation and radiator.

Bathroom

Fitted with a four piece suite comprising bath, separate shower enclosure, wash hand basin and WC with window to rear elevation, airing cupboard and heated towel rail.

Outside

Enclosed rear garden with side access and garden room with power and light.



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




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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.