



## Sweetbriar Road

Melksham SN12 6FR

- Sought-after area
- Driveway parking
- Separate dining room
- West-facing garden
- Semi-detached house
- Kitchen/diner
- Downstairs W/C
- Close to town centre

**£290,000 Freehold**







### **Hallway**

Radiator, stairs to first floor, door to living room and w/c.

### **Living Room**

15'3" x 6'7"

Window to front elevation, radiator, door leading to kitchen/diner.

### **Kitchen/Diner**

10'2" x 14'9"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer and washing machine, fitted oven, four ring gas hob, window to rear elevation, radiator, opening to the dining room, sliding door leading out to the enclosed rear garden.

### **Dining Room**

11'8" x 8'1"

Window to front elevation, radiator, sliding door leading out to the enclosed rear garden.



### **Utility Area**

3'11" x 8'2"

Window to front elevation, storage cupboard, space for fridge/freezer and tumble drier.

### **W/C**

Fitted with two piece suite comprising w/c and wash hand basin, window to front elevation, radiator.

### **Bedroom One**

14'5" x 8'2"

Window to rear elevation, storage cupboard, radiator.

### **Bedroom Two**

11'0" x 8'6"

Window to front elevation, radiator.

### **Bedroom Three**

9'1" x 6'7"

Window to rear elevation, radiator.

### **Bathroom**

Fitted with three piece suite comprising w/c, wash hand basin and shower enclosure. Window to front elevation, heated towel rail.

### **Landing**

Doors to bedrooms, bathrooms and two storage cupboards.

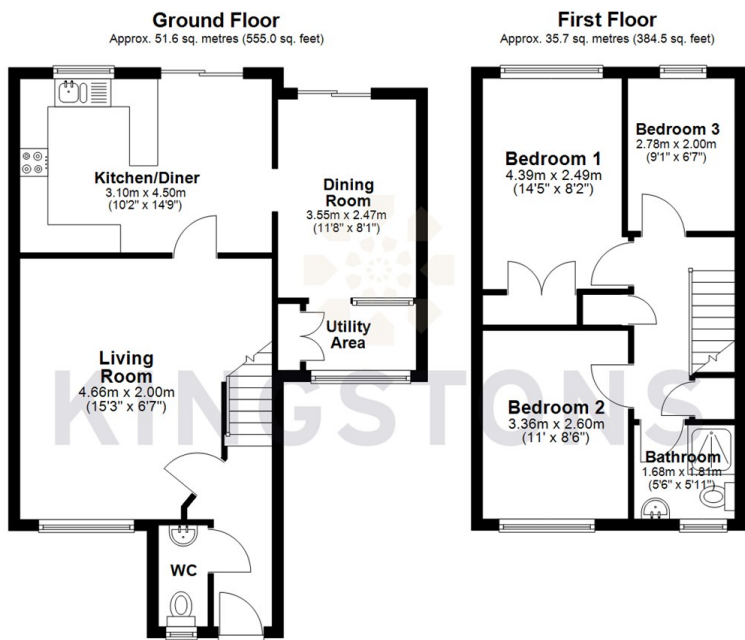
### **Outside**

Enclosed rear garden to the rear, driveway parking to the front.





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



**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.