



## Church Lane Melksham SN12 7EE

- Ground floor flat
- Generous room sizes
- On bus route
- Parking
- Recently redecorated
- Ideal for first-time buyers or investors

**£120,000 Leasehold**



### **Living Room**

21'0" x 10'9"

Two windows to front elevation, two radiators, doors to kitchen, bedroom and bathroom.

### **Kitchen**

4'8" x 18'11"

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, built-in electric oven, built-in four ring electric hob, window to side elevation, side door leading outside.

### **Bedroom**

14'10" x 9'7"

Two windows to front elevation, radiator.

### **Bathroom**

Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, heated towel rail.

### **Outside**



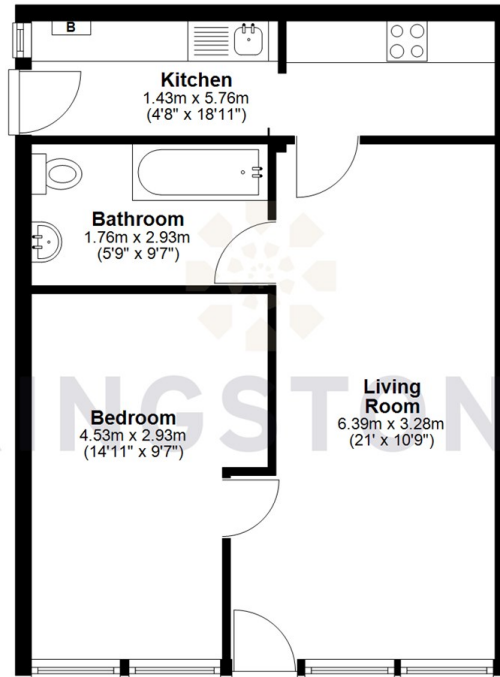
Paved area to the front of the property with parking.



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

### Ground Floor

Approx. 45.5 sq. metres (490.0 sq. feet)



Total area: approx. 45.5 sq. metres (490.0 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.