

**KINGSTONS**



**West End**  
, Melksham SN12 6HJ

**Asking Price £255,000 Freehold**





### **Location**

Nestled within a stunning period terrace, West End beckons with the allure of a three-bedroom terraced home. Tucked away in the heart of Melksham, far from the hustle and bustle, this residence boasts an enviable location - a mere 5-minute stroll to the

### **Entrance Hall**

7'3" x 2'9"

Door to front elevation, door to cupboard and living room and radiator.

### **Living Room**

23'5" x 12'1"

Window to front elevation, french doors to rear elevation, door to rear hall, central chimney with fireplace and electric fire, two radiator.

### **Kitchen**

11'9" x 6'7"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, space for fridge, freezer and washing machine, built-in eye level electric fan assisted oven, built-in two ring electric hob, window to side elevation, door and window to conservatory and radiator.

### **Conservatory**

5'9" x 6'1"

Door to side elevation, windows to side and rear elevations.

### **Landing**

7'10" x 5'9"

Doors to bedrooms and bathroom.

### **BedroomOne**

11'10" x 9'0"

Window to front elevation and radiator.

### **BedroomTwo**

11'3" x 9'1"

Window to rear elevation and radiator.

### **BedroomThree**

7'3" x 5'11"

Window to rear elevation and radiator.

### **Bathroom**

7'9" x 5'9"

Fitted with a three piece suite comprising of bath with mains shower over and folding glass screen, vanity wash hand basin with storage under and close coupled WC with tiled splashbacks, window to front elevation, storage cupboard and radiator.

### **Garden**

Fully enclosed with side access, split into areas of patio, Astroturf, gravel, summer house, shed, green house and brick built workshop.



Local Authority  
Council Tax Band **B**  
EPC Rating **D**



Total area: approx. 77.1 sq. metres (829.7 sq. feet)



  
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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.