



KINGSTONS



Sandridge Road

Melksham, Wiltshire SN12 7BQ

- Four bedroom semi-detached
- Generous garden with side access
 - Two reception rooms
- Popular area in Melksham
- Close to town centre
- Period home with character
- Driveway for approx. four vehicles
- Large conservatory for entertaining
- Walking distance to town park
- Schools and shops nearby

£475,000 Freehold



Hallway

External door and window to front elevation, radiator, doors to living room, family room and WC with stairs to first floor.

Living Room

14'8" x 12'11"

Bay window to front elevation and radiator.

Family Room

13'7" x 12'10"

Radiator, double door to conservatory and opening to dining room.

Dining Room

12'10" x 7'9"

Window to side elevation, radiator and door to kitchen.



Kitchen

12'8" x 7'11"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for dishwasher and range cooker with window to rear elevation.

Conservatory

Windows to side and rear elevation, two radiators, double door to garden and fitted unit with space for washing machine and tumble dryer.

WC

Fitted with two piece suite comprising wash hand basin and WC, radiator, door to: and window to side elevation.

Landing

Doors to bedrooms and bathroom.

Bedroom One

14'8" x 12'11"

Bay window to front elevation and radiator.

Bedroom Two

13'7" x 11'7"

Window to rear elevation and radiator.

Bedroom Three

10'10" x 9'2"

Window to rear elevation, fitted wardrobes and radiator.

Bedroom Four

6'10" x 7'11"

Window to front elevation and radiator.

Bathroom

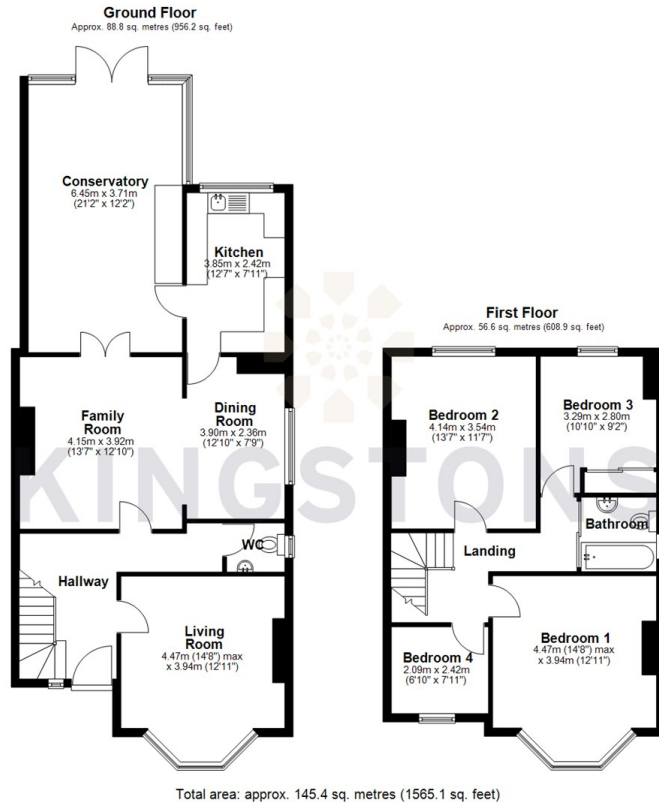
Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, window to side elevation and radiator.

Outside

Driveway parking for approximately four vehicles, enclosed rear garden with side access.



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




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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.