



King Street Melksham SN12 6HB

- Grade II listed
- Two bathrooms
- Characterful property
- Garage for secure parking
- Full of historical charm
- Three charming bedrooms
- Two reception rooms
- Enclosed rear garden
- Central town location
- Viewing highly recommended

£335,000 Freehold



Hall

External door to front and rear, two radiators, stairs to first floor, open plan to dining room and door to living room.

Living Room

14'2" x 12'2"

Window to front elevation, fireplace with woodburner and two radiators.

Dining Room

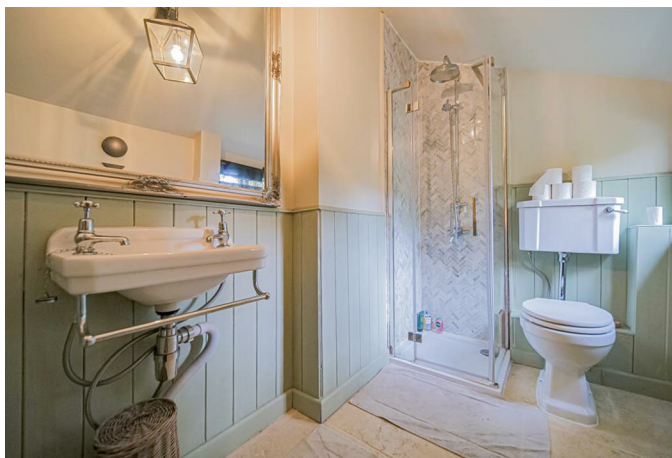
11'11" x 9'10"

Window to rear elevation, radiator and open to kitchen.

Kitchen

15'0" x 5'3"

Fitted with base units with worktop space over, sink, integrated dishwasher, space for range cooker, two windows to side elevation, radiator, door to shower room and external door to garden.



Shower Room

11'0" x 5'3"

Fitted with three piece suite comprising shower enclosure, wash hand basin and WC with space and plumbing for washing machine, window to side elevation and radiator.

Landing

11'3" x 6'2"

Window to rear elevation and stairs to second floor.

Bedroom One

14'0" x 16'2"

Window to front elevation and two radiators.

Bathroom

11'3" x 9'9"

Fitted with three piece suite comprising bath with shower attachment, wash hand basin and WC, window to rear elevation and radiator.

Landing

11'3" x 6'7"

Doors to bedrooms two and three.

Bedroom Two

13'11" x 16'2"

Two windows to front elevation and radiator.

Bedroom Three

11'3" x 9'0"

Window to rear elevation and radiator.

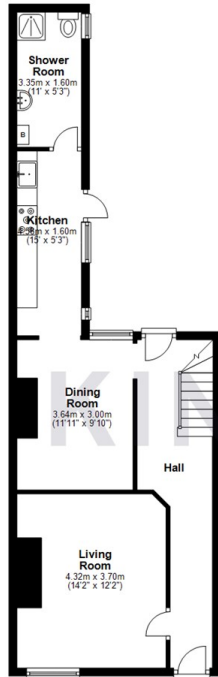
Outside

Front garden area with gate, Enclosed rear garden, garage with pedestrian access from garden.

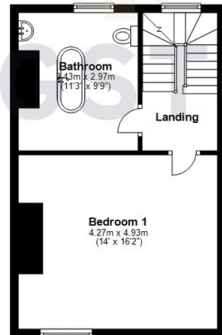


Local Authority **Wiltshire**
Council Tax Band **C**
EPC Rating

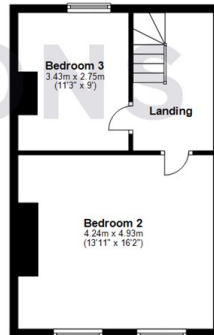
Ground Floor
Approx. 52.7 sq. metres (567.4 sq. feet)



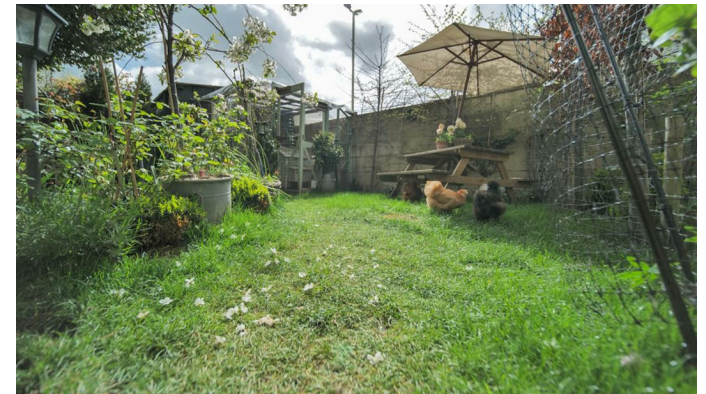
First Floor
Approx. 38.5 sq. metres (414.3 sq. feet)



Second Floor
Approx. 38.0 sq. metres (409.3 sq. feet)



Total area: approx. 129.2 sq. metres (1391.0 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.