



Beanacre, Melksham SN12 7PZ

- Two double bedrooms
- Spacious living with conservatory
- Kitchen and lean-to downstairs
- Popular village location
- Close to Melksham and Chippenham
- Generous south-west garden
- Two reception rooms
- Two modern bathrooms
- Garage and parking
- Viewing highly recommended

£325,000 Freehold



Conservatory

9'2" x 9'7"

External door to garden, windows to front and side elevations, storage cupboard and doors to dining room.

Dining Room

12'10" x 8'10"

Window to side elevation, radiator and doors to living room and kitchen.

Living Room

11'7" x 21'7"

Three windows to front elevation, two radiators, fireplace and stairs to first floor.

Kitchen

7'3" x 12'8"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated dishwasher, space for fridge/freezer and washing machine, fitted eye level double oven with four ring gas hob, window to rear elevation, radiator and opening to hall.



Hall

6'9" x 4'5"

Storage cupboard, radiator and doors to bathroom and lean-to.

Bathroom

6'7" x 9'0"

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

Lean-to

Window to side elevation and external doors to both sides.

Landing

3'3" x 6'4"

Doors to bedrooms and bathroom.

Bedroom One

12'10" x 8'8"

Window to front elevation, skylight, over stairs storage, radiator and door to storage room.

Bedroom Two

11'6" x 10'7"

Window to rear and front elevation with radiator.

Bathroom

4'9" x 10'8"

Fitted with three piece suite comprising bath with shower over and glass

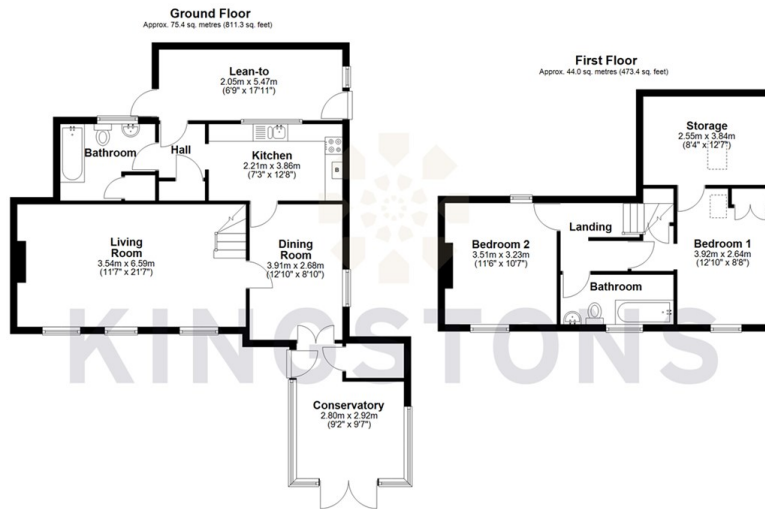
screen, wash hand basin and WC, window to front elevation and heated towel rail.

Outside

Garage with parking space in front, enclosed south-west facing garden.



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



Total area: approx. 119.4 sq. metres (1284.7 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.