

## Forest Road Melksham SN12 7AA

- No Chain
- Bay Windows for Natural Light
- Period Home
- Driveway for Two Cars
- Close to River Walks
- Three Spacious Double Bedrooms
- Generous Kitchen/Diner with Bi-Fold Doors
- Downstairs Toilet
- Enclosed Rear Garden
- Walking Distance to Town Centre

**Asking Price £400,000 Freehold**



### **Porch**

External door to front elevation and door to hallway.

### **Hall**

Radiator, stairs to first floor and doors to living room, dining room, kitchen/diner and WC.

### **Living Room**

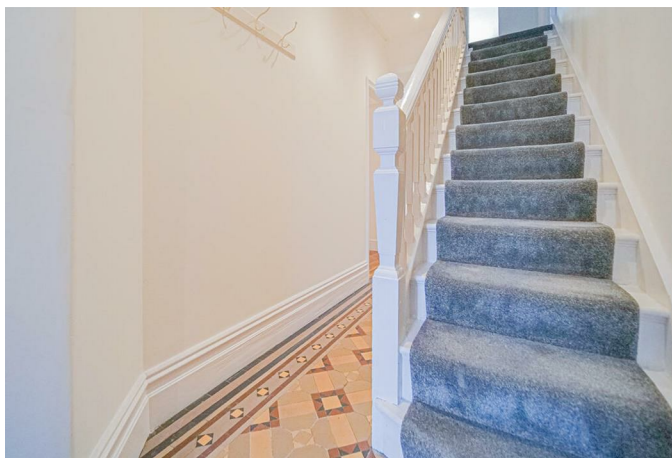
13'5" x 13'0"

Bay window to front elevation and radiator.

### **Dining Room**

12'6" x 12'0"

Window to side elevation, radiator and opening to kitchen/diner.



### **Kitchen/Diner**

16'10" x 16'8"

Fitted with a matching range of base and eye level units with worktop space over, acrylic 1+1/2 bowl sink, integrated fridge/freezer, slimline dishwasher and washing machine, built-in eye level double oven with four ring ceramic hob, two radiators, two skylights, window to rear elevation and bi-fold door to rear garden.

### **WC**

Fitted with a two piece suite comprising wash hand basin with storage under and WC.

### **Landing**

Doors to bedrooms and bathroom with storage cupboard.

### **Bedroom One**

12'6" x 12'1"

Window to rear elevation and radiator.

### **Bedroom Two**

13'8" x 12'0"

Bay window to front elevation and radiator.

### **Bedroom Three**

10'4" x 11'0"

Window to rear elevation and radiator.

### **Office**

7'4" x 5'5"

Window to front elevation and radiator.

### **Bathroom**

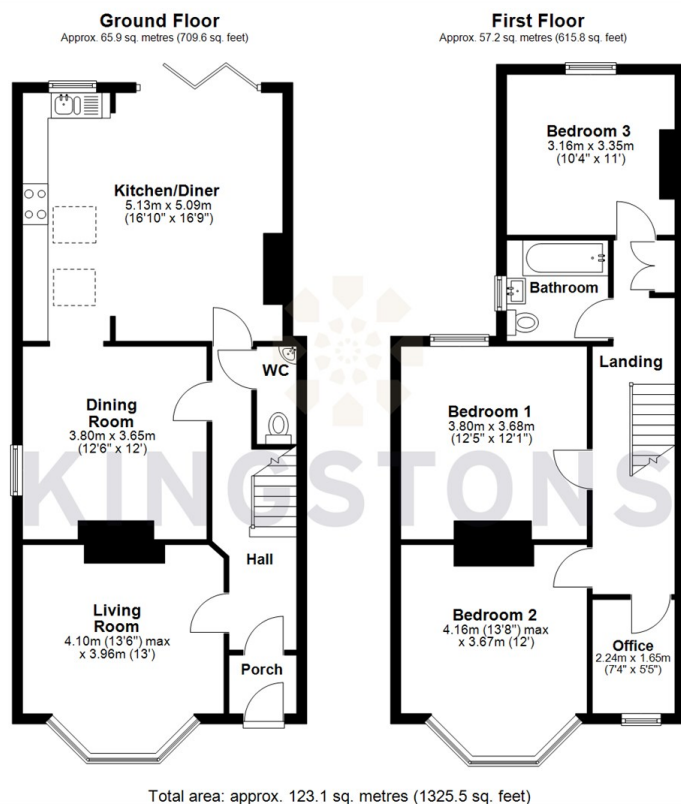
Fitted with three piece suite comprising clawfoot bath with shower over and glass screen, wash hand basin with storage under and WC, window to side elevation and heated towel rail.

### **Outside**

Driveway parking for approximately two vehicles and enclosed rear garden with side access.



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



  
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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.