



Berryfield Park

Melksham SN12 6ED

- Generous Two-Bedroom Home
 - Enclosed Rear Garden
 - Flexible Conservatory Space
- Flat Walk to Melksham Town Centre
 - Great Walks Nearby
- Two Spacious Double Bedrooms
 - Kitchen/Diner
- Quiet Berryfield Location
 - Easy Access to A350

£250,000 Freehold





Hall

External door and window to front elevation, radiator, stairs to first floor and doors to living room, kitchen/diner and conservatory.

Living Room

15'0" x 10'11"

Window to front elevation, wood burner and radiator.

Kitchen/Diner

19'0" x 9'11"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, built-in dishwasher, space for fridge/freezer and washing machine, built-in oven and hob with extractor over, integrated under counter fridge and freezer, windows to front and rear elevations and radiator.



Conservatory

11'0" x 13'3"

Patio doors to rear garden and windows to rear and side elevations.

Landing

Window to rear elevation and doors to bedrooms and bathroom.

Bedroom One

15'0" x 11'0"

Window to front elevation, fitted wardrobes and radiator.

Bedroom Two

12'10" x 11'6"

Window to front elevation, fitted wardrobes and radiator.

Bathroom

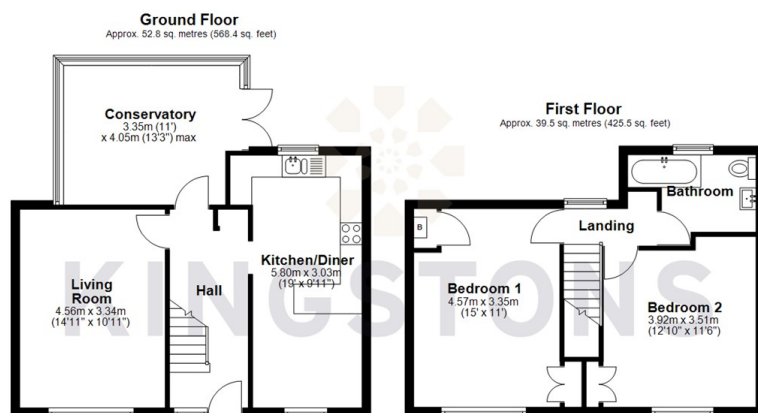
Fitted with three piece suite comprising bath with shower over, wash hand basin and WC, window to rear elevation and heated towel rail.

Outside

Enclosed rear garden with rear access and parking area to rear.



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



Total area: approx. 92.3 sq. metres (993.9 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.

