



## Beanacre Road Melksham SN12 8AL

- Vendor Suited
- Extended Period Home
- Utility
- Open Kitchen/Diner Living Space
- Four Bedrooms
- Immaculately Presented
- En-Suite

**Asking Price £410,000 Freehold**







More information to follow.

### **Entrance Hall**

Door in from outside, door to Living Room, folding doors to Kitchen/Diner Family Room and stairs to First Floor.

### **Living Room**

Window to front elevation and radiator.

### **Kitchen/Diner Family Room**

Fitted with a range of base units, sink with mixer tap and integrated fridge/freezer and dish washer. Radiators, windows to front and back, door to Utility and bi-fold doors to rear elevation.

### **Utility Room**

Fitted with base level unit with matching floor to ceiling units, window, heated rail, window to side elevation, space for washing machine and tumble dryer and door to Shower Room.



### **Shower Room**

Fitted with three piece suite comprising shower, wash hand basin and low-level WC, heated towel rail and window to side elevation.

### **Landing**

Skylight, doors to bedroom one to four and bathroom.

### **Bedroom One**

Window to rear elevation, fitted wardrobes, radiator and door to En-Suite.

### **En-Suite**

Fitted with a three piece suite comprising shower, wash hand basin and WC. Heated towel rail and skylight to rear elevation.

### **Bedroom Two**

Window to front elevation and radiator.

### **Bedroom Three**

Window to side and front elevations and radiator.

### **Bedroom Four**

Window to side elevation, radiator and fitted wardrobes.

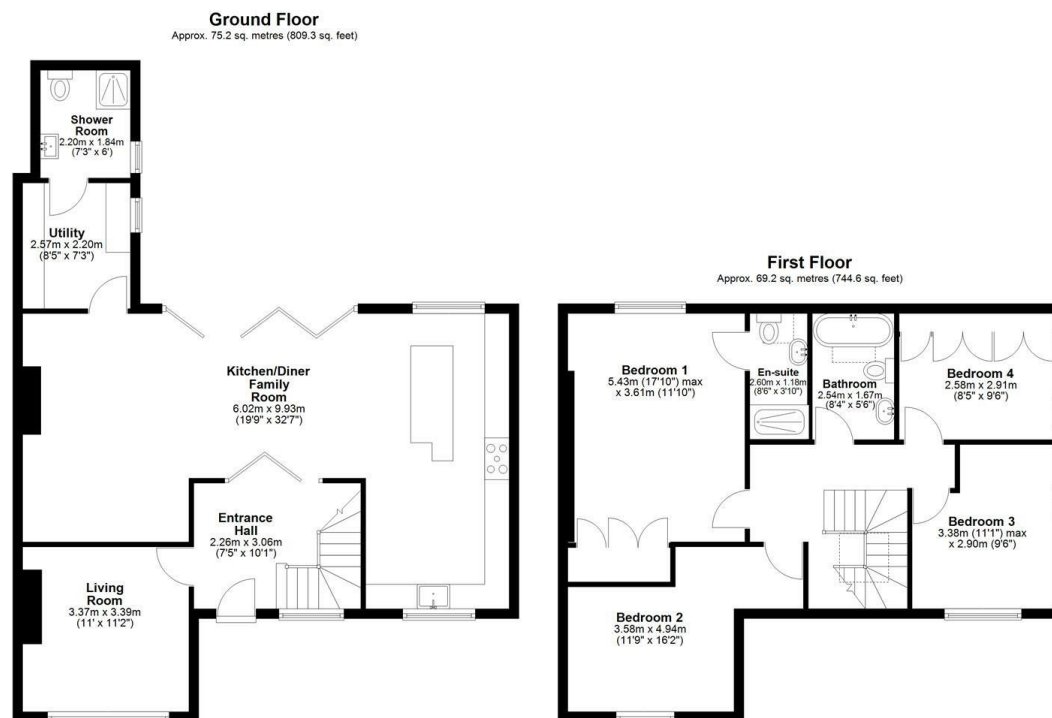
### **Bathroom**

Fitted with a three piece suite comprising free standing bath, wash hand basin and WC, skylight to rear and heated towel rail.





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



  
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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.