

## Old Road , Beanacre SN12 7PU

- No Chain
- Popular Village of Beanacre
  - Semi-Detached
  - Generous Bathroom
- Characterful Property
  - Three Bedrooms
  - Downstairs WC

**£325,000 Freehold**



## Location

### Hall

Door from front, stairs to First Floor and doors to Living Room and Dining Room.

### Living Room

13'2" x 12'8"

Window to front elevation, radiator and wood burner,

### Dining Room

13'3" x 9'11"

Window to front elevation, radiator, open to Kitchen.

### Kitchen

5'10" x 12'9"

Fitted with a range of base and eye level units with worktop space over, ceramic sink with drainer, space for washing machine and range cooker, window to rear elevation, patio doors to rear Garden and door to WC.



## WC

Window to rear elevation, fitted with two piece suite comprising, wash hand basin and WC.

## Landing

Doors to Bedrooms and Bathroom.

## Bedroom One

14'0" x 10'7"

Window to front elevation and radiator.

## Bedroom Two

13'7" x 7'10"

Window to front elevation, over stairs storage and radiator.

## Bedroom Three

6'6" x 7'1"

Window to rear elevation and radiator.

## Bathroom

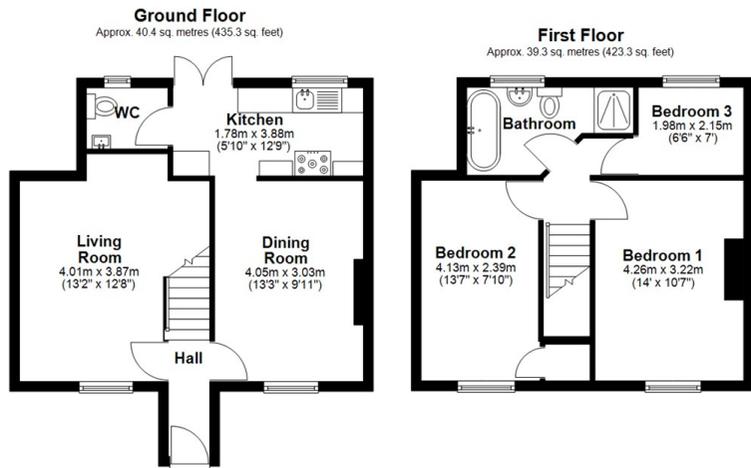
Fitted with four piece suite comprising bath, shower enclosure, wash hand basin and WC, window to rear elevation and radiator.

## Outside

Courtyard garden to rear and gated garden to front of property with EV charger.



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



Total area: approx. 79.8 sq. metres (858.5 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.