




KINGSTONS

Ashdown Drive

Melksham SN12 7HP

- NO CHAIN
- Recently Fitted Shower Room
- Utility Room
- Pubs and Shop Nearby
- South Facing Garden
- Extra Reception Room for Flexibility
- Garage with Driveway Parking for Three Cars

£265,000 Freehold





Porch

External door, radiator and door to living room.

Living Room

16'9" x 11'11"

Window to front elevation, radiator and doors to inner hallway and kitchen.

Kitchen

9'6" x 8'9"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for dishwasher, window to rear elevation, radiator and door to utility.



Utility

9'0" x 7'7"

Space for fridge/freezer, dishwasher, washing machine and tumble dryer with worktop space over, windows to side elevations and sliding door to dining room.

Dining Room

9'3" x 11'3"

Window to front and side elevations, radiator and patio door to side elevations.

Inner Hallway

Doors to bedrooms and shower room.

Bedroom One

13'9" x 10'1"

Window to front elevation and radiator.

Bedroom Two

12'8" x 6'11"

Window to rear elevation and radiator.

Shower Room

9'5" x 6'0"

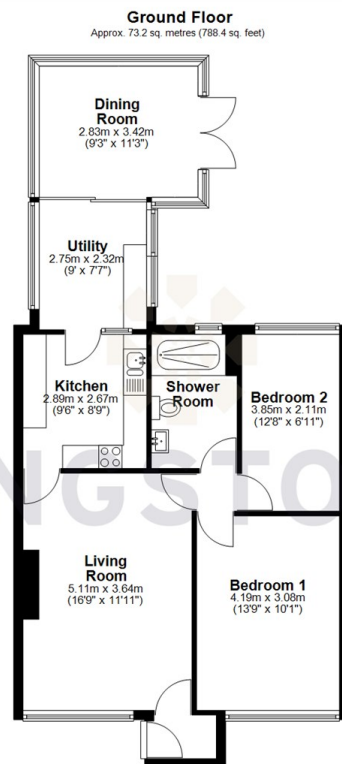
Fitted with three piece suite comprising shower enclosure, wash hand basin and WC, window to rear elevation and heated towel rail.

Outside

Parking for approximately three cars, garage and enclosed garden with side access.



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



Total area: approx. 73.2 sq. metres (788.4 sq. feet)



KINGSTONS

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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.

