



## Spa Road Melksham SN12 7NS

- Retirement property in Melksham
- Walking distance to the town centre
  - Beautiful communal gardens
- Two bedrooms
- Communal lounge
- Viewing recommended

**£85,000 Leasehold**



### **Hall**

Electric storage heater, doors to living room, bedrooms and bathroom, two storage cupboards.

### **Lounge/Diner**

17'1" x 12'0"

Window, electric fire, electric storage heater, door to kitchen.

### **Kitchen**

11'4" x 5'5"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for fridge/freezer, washing machine and cooker, window.

### **Bedroom One**

10'3" x 9'11"

Window, electric storage heater.



### **Bedroom Two**

11'4" x 5'9"

Window, electric storage heater.

## **Bathroom**

6'6" x 5'8"

Fitted with three piece suite comprising wash hand basin, shower enclosure and WC.

## **Outside**

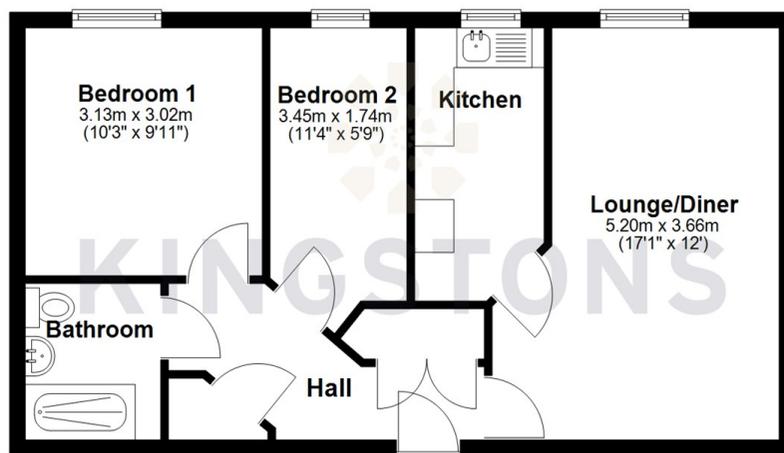
Communal gardens and lounge, laundry rooms with washing machines and tumble driers, car parking for residents and visitors.



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

### Ground Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



Total area: approx. 50.0 sq. metres (538.5 sq. feet)



**KINGSTONS**

**Melksham Office**

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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.