



Kingsbury Square

Melksham SN12 6HL

- No chain
- Solar panels installed
- Downstairs toilet
- Generous reception room
- Two double bedrooms
- Enclosed rear garden
- Town centre location
- Newly built in 2025

£250,000 Freehold





Landing

External door to front, radiator, stairs to first floor, doors to kitchen, lounge/diner and WC.

Kitchen

12'4" x 6'4"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, built-in fridge/freezer, washing machine and tumble dryer, built-in electric fan assisted oven and four ring electric with extractor hood, window to front elevation and radiator.

Lounge/Diner

16'9" x 13'1"

Windows and double doors to rear garden, under stairs storage, two radiators.

WC

Fitted with two piece suite comprising wash hand basin and WC with radiator and window to front elevation.



Landing

Doors to bedrooms and bathroom.

Bedroom One

12'8" x 13'2"

Window to rear elevation and radiator.

Bedroom Two

10'7" x 13'1"

Window to front elevation, radiator and over stairs storage.

Bathroom

Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC with heated towel rail.

Outside

Enclosed rear garden and solar panels to rear.



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




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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.