



## Malvern Close

Melksham SN12 7RR

- Two generous bedrooms
- Private enclosed garden
- Near parks and amenities
- Spacious living room
- Garage and parking
- Viewing recommended

**£165,000 Flying Freehold**

**Hall**

7'1" x 2'11"

Stairs leading up, door.

**Landing**

Window to side elevation, radiator.

**Living Room**

13'8" x 12'0"

Window to front elevation, radiator, door to kitchen and storage cupboard.

**Kitchen**

6'11" x 8'1"

Fitted with a matching range of base and eye level units with worktop space over, sink, space for fridge/freezer, dishwasher and washing machine, fitted oven, four ring ceramic hob, extractor hood, window to front elevation.

**Bedroom One**

15'0" x 9'0"

Window to rear elevation, radiator.



**Bedroom Two**

11'11" x 7'9"

Window to rear elevation, radiator, storage cupboard.

**Bathroom**

6'4" x 5'9"

Fitted with three piece suite with comprising, bath with shower over and shower curtain, wash hand basin and WC, window to side elevation, heated towel rail and storage cupboard.

**Outside**

Single garage in a block, parking available in front of garage, private enclosed garden with two sheds, front garden laid to lawn.

**Tenure**

Property has a Flying Freehold with a Peppercorn Ground rent (£40.00 per year)

No service charge.

Lease is 999 years with 950 years remaining.



Local Authority  
Council Tax Band **A**  
EPC Rating **E**



**KINGSTONS**  
**Melksham Office**

11 High Street, Melksham,  
Wiltshire, SN12 6JR

**Contact**

01225709115  
sales@kingstons.biz  
www.kingstons.biz

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.