



## Mint Grove

Melksham SN12 6YN

- No Chain
- Enclosed rear garden
- Ideal for first-time buyers
- Two double bedrooms
- Two parking spaces
- Immaculately presented

**£235,000 Freehold**





### **Hall**

External door to front elevation, radiator, stairs to first floor and doors to living room, kitchen and WC.

### **Kitchen**

10'1" x 5'10"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge/freezer, dishwasher and washing machine with window to front elevation.

### **Living Room**

15'1" x 12'10"

Two windows and patio doors to rear elevation, storage cupboard and two radiators.



### **WC**

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

### **Landing**

Doors to bedrooms and bathroom.

### **Bedroom One**

8'5" x 12'10"

Two windows to rear elevations, fitted wardrobes and radiator.

### **Bedroom Two**

8'5" x 12'11"

Two windows to front elevation, fitted wardrobes and radiator.

### **Bathroom**

6'2" x 5'7"

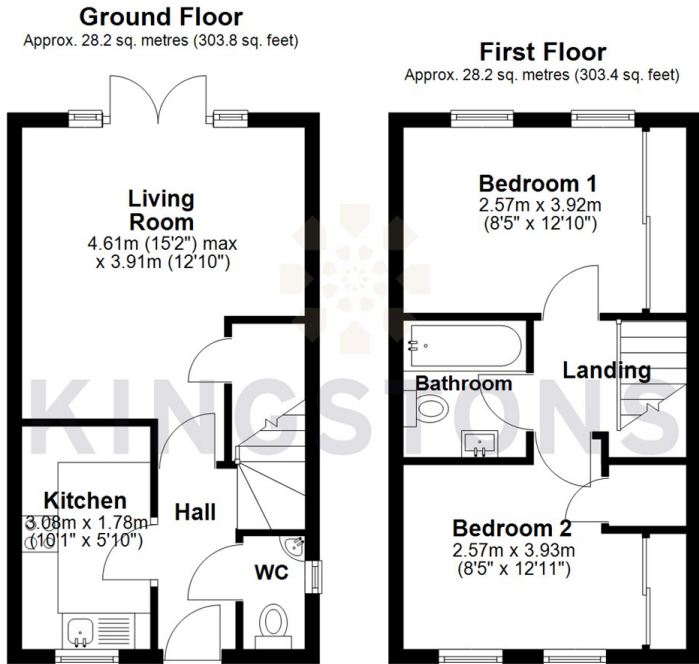
Fitted with three piece suite with comprising bath with shower over and glass screen, wash hand basin and WC with heated towel rail.

### **Outside**

Driveway parking for two vehicles and enclosed rear garden with side access.



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



Total area: approx. 56.4 sq. metres (607.2 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.