



## Church Walk Melksham SN12 6LY

- No Chain
- Living Room with wood burner
- Charming enclosed garden
  - Located in town centre
- Characterful street in Melksham
- Grade II Listed
- Historic cottage
- Generous garage with power
- Features Cellar
- One of the oldest streets in Melksham

**Asking Price £300,000 Freehold**



### **Living Room**

15'11" x 13'5"

External door and window to front elevation, radiator, wood burner, stairs to first floor and door to kitchen/diner.

### **Kitchen/Diner**

9'5" x 11'1"

Fitted with a matching range of base and eye level units with worktop space over, Belfast style double bowl sink, space for fridge/freezer, dishwasher, washing machine and range, bay window to rear elevation, radiator and external door to rear garden.

### **Bedroom One**

15'11" x 13'0"

Two windows to front elevation, fitted cupboard, two radiators, stairs to second floor, open area with boiler and skylight and door to bathroom.



## **Bathroom**

Fitted with four piece suite comprising bath with separate shower, wash hand basin and WC, window to rear elevation and radiator.

## **Bedroom Two**

13'2" x 12'10"

Window to rear and front elevation with radiator.

## **Outside**

Garden to rear with gated access, pedestrian door to garage with power, light and remoted controlled electric door.



Local Authority **Wiltshire**  
Council Tax Band **C**



Total area: approx. 72.5 sq. metres (780.3 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.