



KINGSTONS



Merrett Court

Melksham SN12 7JD

- Immaculate throughout
- Two parking spaces
- Popular location
- Viewing highly recommended
- Two double bedrooms
- Enclosed rear garden
- Ideal for small families or professionals

£290,000 Freehold



Hall

Under stair storage cupboard, radiator, stairs to first floor, doors to kitchen, living room and w/c.

Kitchen/Diner

15'11" x 7'2"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, built-in fridge/freezer and dishwasher & washing machine, built-in electric oven, built-in four ring hob, window to front elevation, radiator.

Living Room

12'4" x 14'5"

Window to rear elevation, two radiators, double door opening to enclosed rear garden.

WC

Fitted with two piece suite comprising w/c and wash hand basin, window to front elevation, radiator.



Landing

Doors to bedrooms and bathroom.

Bedroom One

11'1" x 14'5"

Two windows to rear elevation,
radiator.

Bedroom Two

8'11" x 14'6"

Two windows to front elevation,
radiator.

Bathroom

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

Outside

Enclosed rear garden with rear access
and allocated parking for two vehicles.



Local Authority **Wiltshire**
Council Tax Band **B**
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.