



## Foundry Close

Melksham SN12 8FD

- Spacious two-bedroom coach house
  - Garage
- Walking distance to amenities
- Great investment opportunity
- Ensuite bathroom
- Communal garden
- Ideal for first-time buyers
- Viewing highly recommended

**£180,000 Leasehold**



### **Open Plan Living/Kitchen Area**

19'5" x 13'2"

Kitchen is fitted with a range of matching base and eye level units with worktop space over, built in electric oven and grill, four ring gas hob, integrated fridge/freezer, space for washer/dryer.

Window to front and side elevation, two radiators.

### **Bedroom One**

6'6" x 12'2"

Window to front elevation, built in wardrobe, radiator, door to en-suite.

### **En-suite**

Fitted with three piece suite comprising wash hand basin, shower enclosure and WC, skylight, radiator.

### **Bedroom Two**

9'6" x 13'1"

Window to rear elevation, built in wardrobe, radiator.



### **Bathroom**

Fitted with three piece suite comprising bath with shower attachment, wash hand basin and WC, storage cupboard with hot water tank.

### **Hallway**

10'1" x 10'10"

Storage cupboard, radiator, doors to living area, bedrooms and bathroom.

### **Garage**

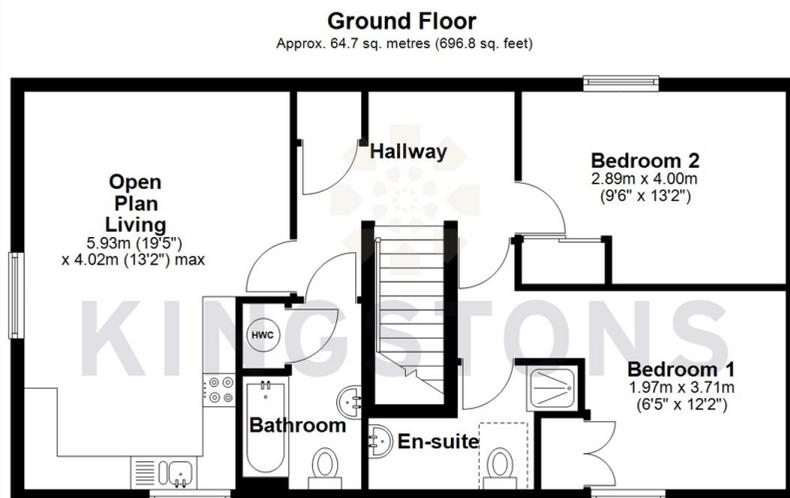
Up and over door. Electric. Inside of the garage there is a large storage cupboard under the stairs of the flat.

### **Outside**

There is communal garden space accessed by a side gate.  
Garage for parking.



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



Total area: approx. 64.7 sq. metres (696.8 sq. feet)



**KINGSTONS**

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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.