



KINGSTONS



Union Street

Melksham SN12 7PR

- End of Chain
- Near Town Centre
- Great Investment Opportunity
- Two Good Size Bedrooms
- Ideal First-Time Buy
- Modern Terraced House

£190,000 Freehold



Kitchen/Breakfast Room

8'2" x 12'0"

Fitted with a matching base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, space for fridge/freezer and washing machine, built-in electric fan assisted oven and four ring gas hob, window to front elevation and radiator.

Living Room

13'11" x 12'0"

Window to rear elevation, stairs to first floor with under stairs storage, radiator, door to WC and external double doors to garden.



WC

Fitted with a two piece suite comprising wash hand basin and WC with radiator.



Landing

Doors to bedrooms and bathroom.

Bedroom

8'9" x 12'0"

Two windows to rear elevation and radiator.

Bedroom

8'2" x 12'0"

Two windows to front elevation, fitted wardrobes and radiator.

Bathroom

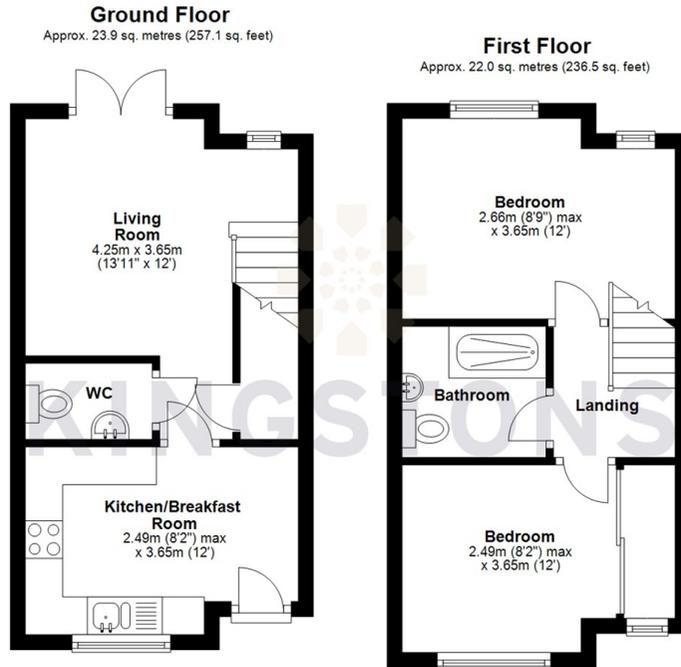
Heated towel rail and fitted with a three piece suite comprising wash hand basin, WC and shower with glass screen in a wet room style.

Outside

Enclosed rear garden with rear access.



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



Total area: approx. 45.9 sq. metres (493.5 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.