



**KINGSTONS**



## **Berryfield Park**

Melksham SN12 6EE

- Two Spacious Double Bedrooms
  - Over 850sqft
  - New Consumer Unit Installed
- Various Walks/Green Space Nearby
- Modern Kitchen/Diner Layout
  - Recently Fitted Boiler
  - Tucked Away Location
- Close to Kennet and Avon Canal

**£220,000 Freehold**





### **Hall**

Two windows and door to front elevation, radiator, stairs to first floor with storage beneath and doors to living room and kitchen/diner.

### **Living Room**

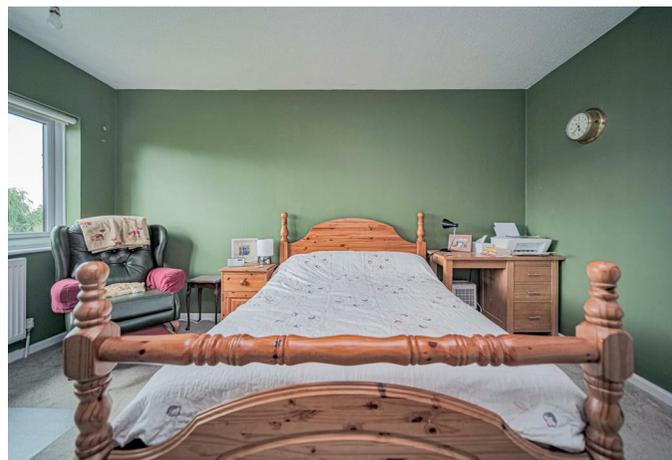
14'6" x 11'11"

Radiator and sliding door to garden.

### **Kitchen/Diner**

20'6" x 10'0"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, washing machine and cooker, windows to front and rear elevations and radiator.



### **Landing**

Window to front elevation, airing cupboard, radiator and doors to bedrooms, bathroom and WC.

### **Bedroom One**

14'6" x 11'4"

Window to rear elevation, storage cupboard and radiator.

### **Bedroom Two**

14'6" x 10'11"

Window to rear elevation, storage cupboard and radiator.

### **Bathroom**

Fitted with two piece suite comprising bath with shower over and pedestal wash hand basin, tiled splashbacks, window to front elevation and heated towel rail.

### **WC**

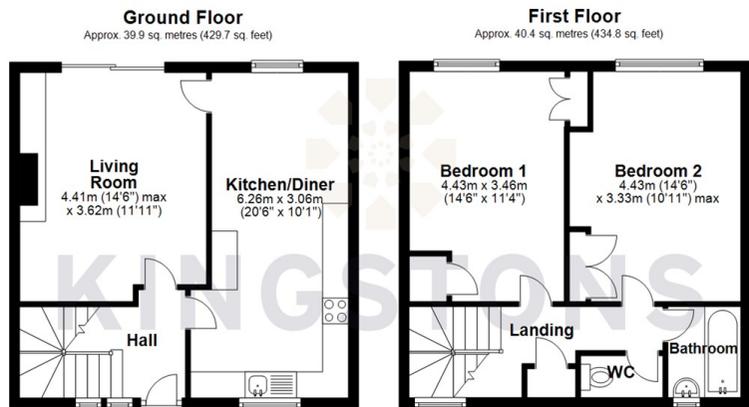
Low-level WC and radiator.

### **Garden**

Enclosed garden with rear access.



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



Total area: approx. 80.3 sq. metres (864.5 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.