



## Cranesbill Road Melksham SN12 7GN

- Two Good Size Bedrooms
- Garage and Parking
- Viewing Highly recommended
- Close to Green Space
- En-suite Bathroom
- Close to Shops and Pub
- Walking Distance to Local Schools
- Kitchen/Diner

**Asking Price £230,000 Freehold**





### **Hall**

Door leading to W/C and Living room.

### **Kitchen/Diner**

8'6" x 13'7"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge and freezer, space for washing machine, built-in fan assisted oven, built-in electric hob, window to rear elevation, radiator, double door leading to garden.

### **Living Room**

15'0" x 10'0"

Window to front elevation, radiator, stairs leading up, opening to Kitchen/Diner.

### **WC**

W/C and wash hand basin.

### **Bedroom One**

10'3" x 10'11"

Window to rear elevation, built in wardrobe, radiator, door to En-suite.



### **En-suite**

Fitted with three piece suite comprising shower enclosure, W/C and wash hand basin, heated towel rail.

### **Bedroom Two**

7'10" x 13'8"

Window to front elevation, built in wardrobe , radiator.

### **Bathroom**

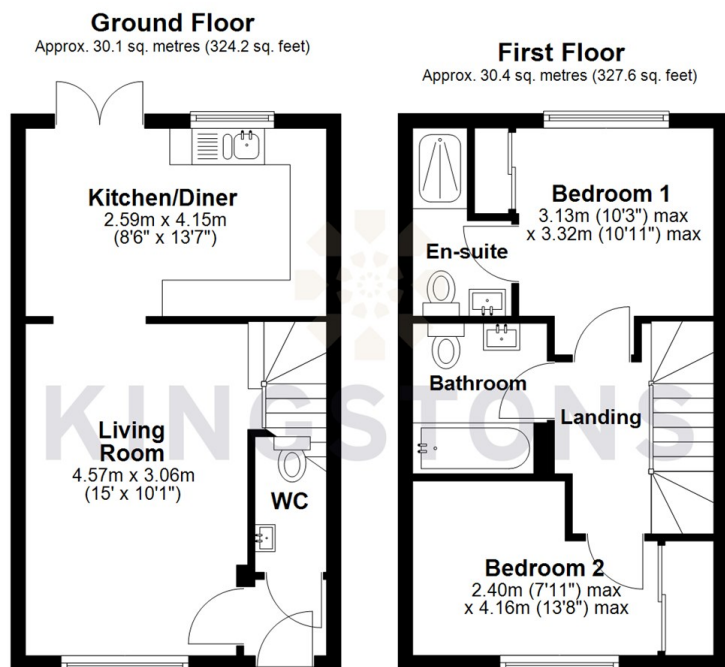
Fitted with three piece suite comprising bath with shower over, wash hand basin and WC, heated towel rail.

### **Landing**

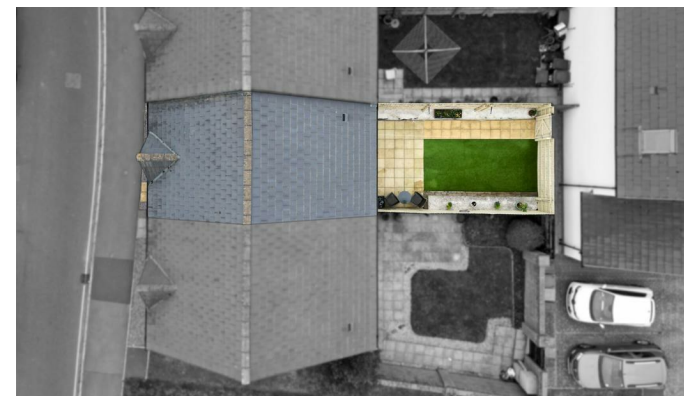
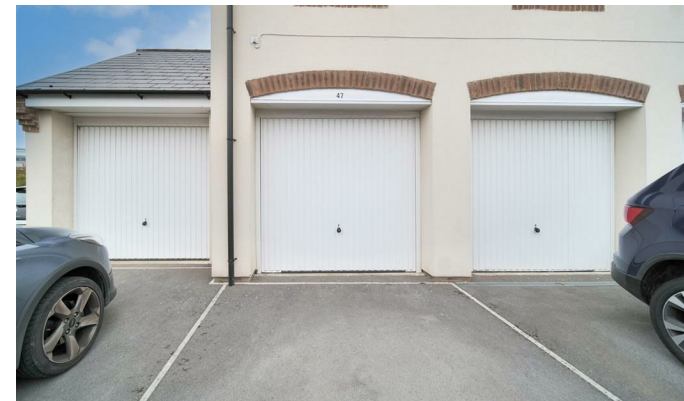
Doors leading to bedrooms and bathroom.



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



Total area: approx. 60.6 sq. metres (651.9 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.