



KINGSTONS



Arden Close

Melksham SN12 7JT

- Semi-detached bungalow
- Brand new bathroom suite
 - Separate dining room
- Driveway parking for multiple vehicles
- Redecorated throughout
- Two double bedrooms
- South/West facing garden
- Walking distance to local amenities

£310,000 Freehold



Hallway

Window to side elevation, storage cupboard with hot water tank, doors to living room, bedrooms and bathroom.

Living Room

16'10" x 10'8"

Electric fire, radiators, patio door to garden, opening to kitchen.

Kitchen

8'10" x 10'10"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, brand new integrated fridge/freezer, space for dishwasher/washing machine/tumble dryer, built-in eye level electric fan assisted oven, eye level grill, brand new built-in four ring gas hob, window to rear elevation, door to dining room.



Dining Room

8'11" x 8'2"

Window to rear elevation, door to garden.



Bedroom One

12'3" x 10'8"

Window to front elevation, radiator.

Bedroom Two

8'11" x 10'10"

Window to front elevation, radiator.

Bathroom

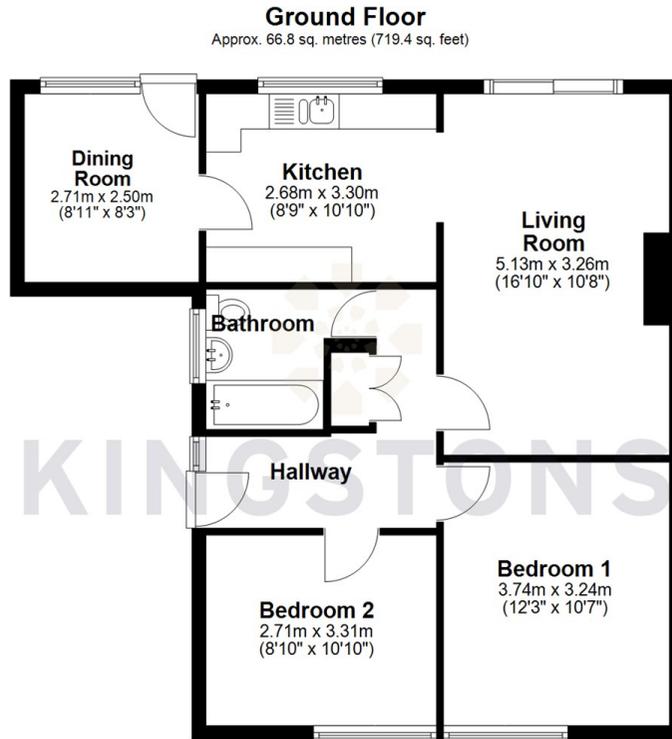
Brand new three piece suite comprising bath with shower over, wash hand basin and WC, window to side elevation.

Outside

Driveway parking for multiple vehicles, front garden laid to lawn, enclosed rear garden with side access.



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



Total area: approx. 66.8 sq. metres (719.4 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.