





Epping Walk

Melksham SN12 7HW

- No chain
- Modern shower enclosure
- Conservatory added
- Close to shops and pubs
- Updated kitchen and shower
- Semi-detached bungalow
- Rear access available
- Quiet area
- Bus links to town and Bath
- No through traffic



£260,000 Freehold







Porch
3'7" x 4'5"
External door and door to living room.

Living Room
17'5" x 11'7"
Window to front elevation, radiator, opening to kitchen and door to inner hall.

Kitchen
8'11" x 8'10"
Fitted with a matching range of base and eye level units, stainless steel sink, space for washing machine and tumble dryer, fitted oven and four ring ceramic hob with double doors to conservatory.

Conservatory
10'5" x 17'2"
Two windows to rear elevation, radiator and double doors to garden.

Hall
3'4" x 3'4"
Doors to bedrooms and bathroom.

Bedroom One
13'9" x 10'6"
Window to front elevation and radiator.

Bedroom Two
12'7" x 6'10"
Window to rear elevation and radiator.

Bathroom
8'11" x 5'11"
Fitted with a three piece suite comprising shower enclosure, wash hand basin and WC with window to rear elevation and heated towel rail.

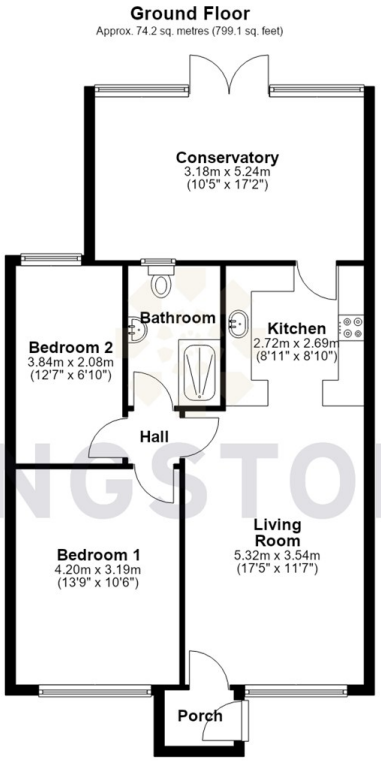
Outside
Enclosed front and rear gardens with rear access.







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



Total area: approx. 74.2 sq. metres (799.1 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.