





Weavers Crofts

Melksham SN12 8BP

- First floor maisonette
- Allocated parking space
- Great investment potential
- Amenities on your doorstep
- Bus links to Bath & Devizes
- One bedroom
- Needs modernisation
- Central Melksham location
- Walk to town centre
- Ideal for first-time buyers or investors



£99,950 Leasehold





Entrance Hallway
Stairs leading to first floor with door into living room.

Living Room
15'3" x 8'11"
Window to rear elevation, electric storage heater, doors to kitchen and inner hallway.

Kitchen
11'8" x 6'1"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, space for under counter fridge and washing machine, space for oven, window to rear and side elevations.

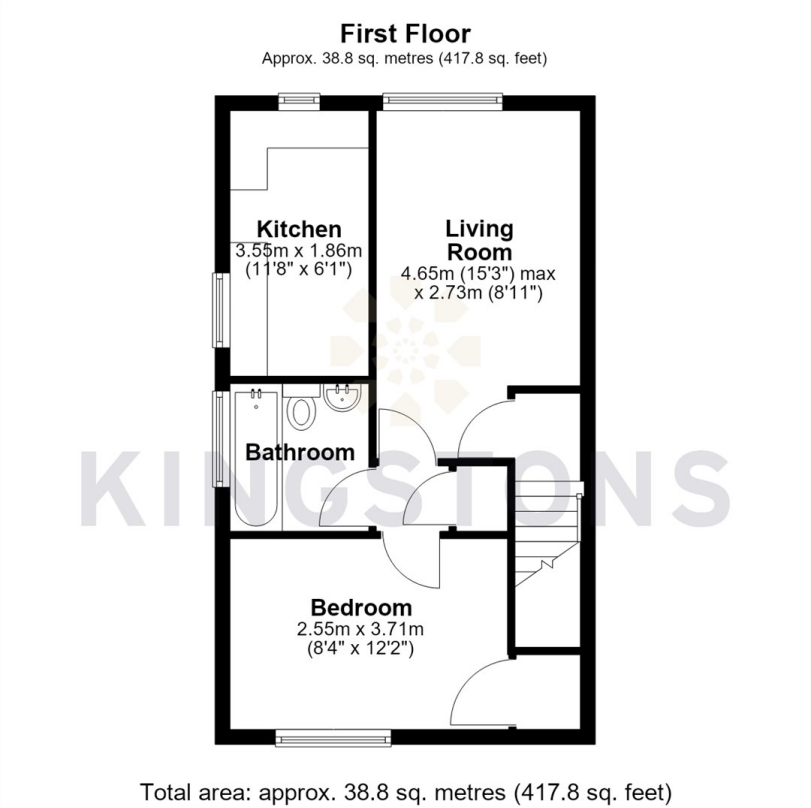
Inner Hallway
Storage cupboard, door to bedroom and bathroom.

Bedroom
8'4" x 12'2"
Window to front elevation, storage cupboard.

Bathroom
6'6" x 6'1"
Fitted with three piece suite with comprising bath with shower attachment, wash hand basin and WC, window to side elevation.

Outside
Allocated parking space.

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



Total area: approx. 38.8 sq. metres (417.8 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.