



Wyvern Road

Melksham SN12 6BY

- No chain
- Parking for two cars
- Great for young families
- Walking distance to shop
- Local schools for all ages
- Two bedroom end-terrace
- Popular Bowerhill location
 - Park down the road
- Nearby scenic canal walks
- Viewing highly recommended

Asking Price £225,000 Freehold





Hall

External door from front. radiator, stairs to first floor, opening to kitchen and door to living room and WC.

Kitchen

10'4" x 6'4"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer and washing machine, fitted oven and four ring gas hob, window to front elevation and radiator.

Living Room

10'6" x 15'0"

Window to rear elevation, under stairs storage and radiator.



WC

Fitted with two piece suite comprising wash hand basin and WC, window to front elevation and radiator.

Landing

Radiator, doors to bedrooms and bathroom.

Bedroom One

7'10" x 15'0"

Window to rear elevation, fitted wardrobes and radiator.

Bedroom Two

6'4" x 13'2"

Two windows to front elevation, fitted wardrobes and radiator.

Bathroom

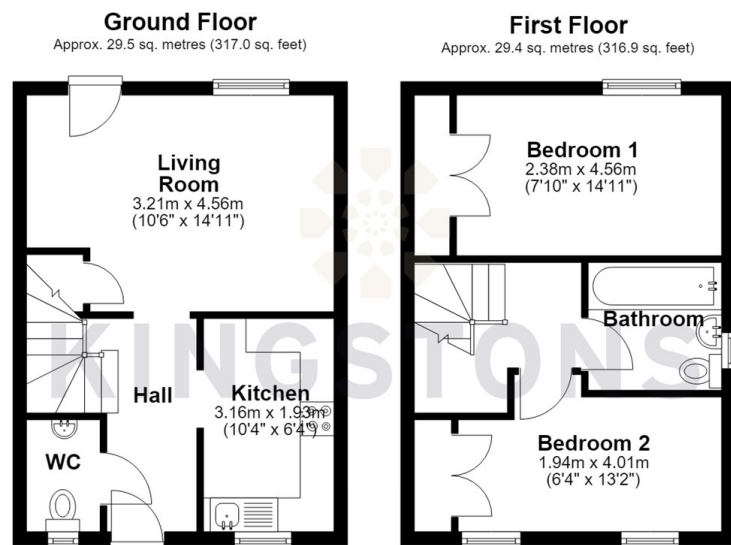
Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to side elevation and radiator.

Outside

Enclosed rear garden with side access and parking spaces for two vehicles to the front.



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



Total area: approx. 58.9 sq. metres (633.9 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.