



Savernake Avenue

Melksham SN12 7HE

- End of chain
- Modern kitchen and bathroom
- Parking available on property
- Close to shops and pubs
- Two bedroom semi-detached
- Quiet area with nearby walks
- Melksham shuttle bus on doorstep
- Viewing highly recommended

£265,000 Freehold



**Porch**

External door to front, window to side elevation and door to living room.

Living Room

17'1" x 11'7"

Window to front elevation, radiator, opening to kitchen and door to inner hall.

Kitchen

9'3" x 8'10"

Fitted with a matching range of base and eye level units, stainless steel sink, space for washing machine, fridge/freezer and cooker. Window to rear elevation, radiator and door to conservatory.

Inner Hall

Doors to bedrooms and shower room.

Bedroom One

13'9" x 10'8"

Window to front elevation and radiator.



Bedroom Two

13'3" x 7'2"

Window to rear elevation and radiator.

Shower Room

Fitted with a three piece suite comprising shower, wash hand basin and WC, window to rear elevation and heated towel rail.

Conservatory

8'7" x 10'7"

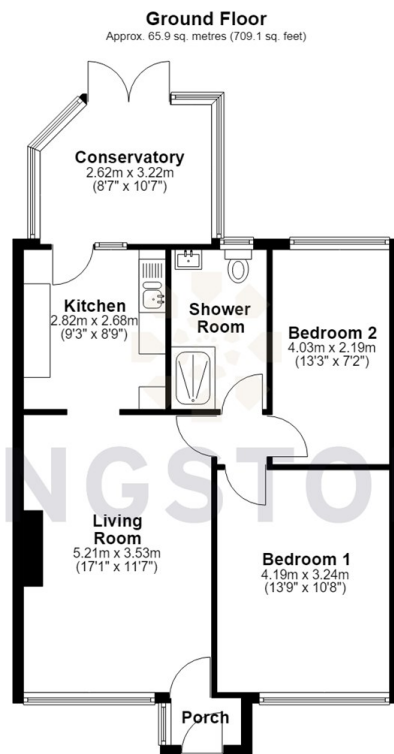
Windows to side and rear elevations with double doors to garden.

Outside

Driveway parking, rear garden with side access and garage.



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



Total area: approx. 65.9 sq. metres (709.1 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.

