



14 Malvern Close  
Malvern Close, Melksham, Wiltshire, SN12 7RR

  
**KINGSTONS**

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An immaculate two bedroom first floor maisonette situated in a cul de sac on the Eastern side of town. The well proportioned accommodation briefly comprises of entrance hall, landing, lounge, re-fitted kitchen, re-fitted bathroom and two bedrooms. The property further benefits from gas central heating, double glazing, garden and garage. An early viewing is highly recommended in order to avoid disappointment!

£134,995



### Entrance Hall

Door to the side elevation, stairs to the first floor.

### First Floor

#### Landing

Double glazed window to the side elevation, smoke alarm, inset spot lights, access to the loft space.

#### Lounge 13' 9" x 12' 2" (4.20m x 3.70m)

Double glazed window to the front elevation, telephone point, television point, radiator. Opening to the kitchen.

#### Kitchen 8' 0" x 6' 11" (2.43m x 2.12m)

Range of wall and base mounted storage units with work surface over and inset stainless steel sink and drainer unit. Built in oven and inset electric hob with extractor hood over. Space for fridge/freezer, wall mounted gas boiler, part tiled walls, plumbing for washing machine.

#### Bedroom One 14' 10" x 9' 2" (4.53m x 2.79m)

Double glazed window to the rear elevation, television point, radiator.

#### Bedroom Two 11' 9" x 7' 9" (3.58m x 2.36m)

Double glazed window to the rear elevation, radiator.

#### Bathroom 8' 0" x 6' 11" (2.43m x 2.12m)

Double glazed window to the side elevation. Three piece suite comprising of low level w.c, pedestal mounted wash hand basin, bath with shower attachment, part tiled walls, laminate flooring and ladder style radiator.

#### Externally

#### Garden

Front and rear gardens laid mostly to gravel. Outside storage cupboard with cold water tap.

#### Single Garage

Up and over door.

#### Tenure

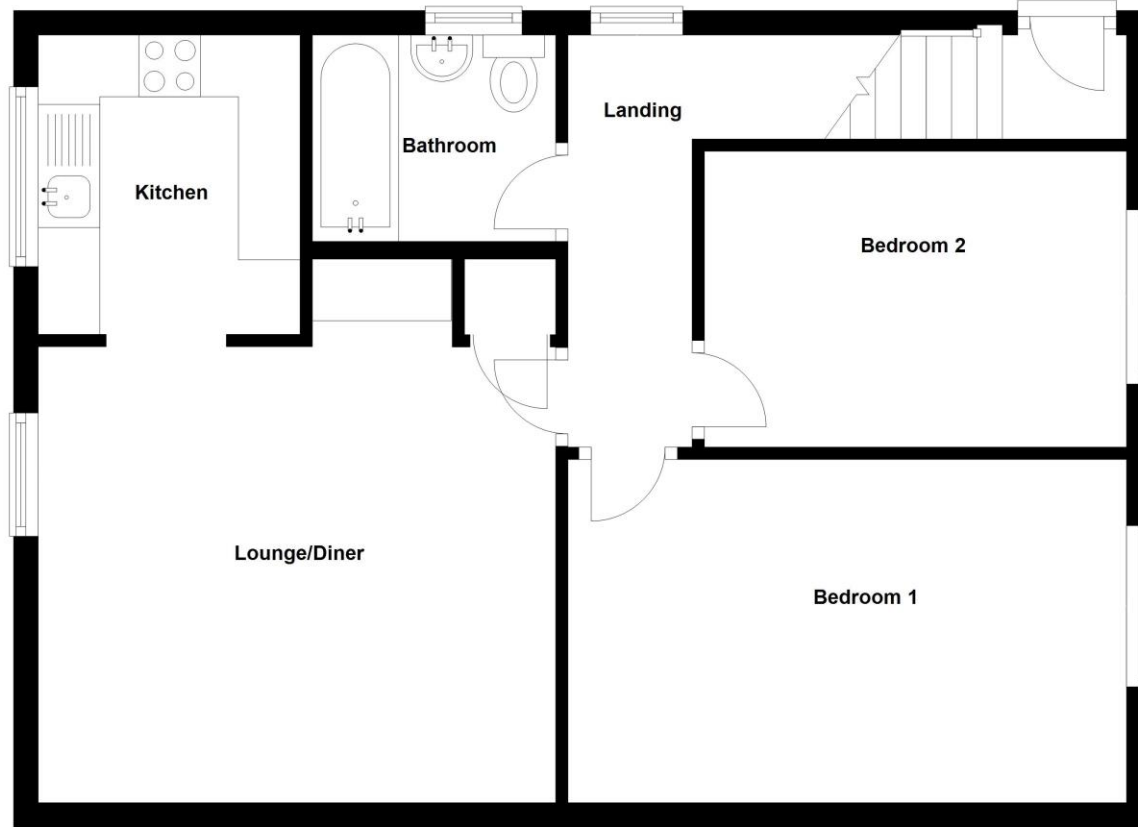
Leasehold 999 years from approximately 1975.



FLOOR PLANS (NOT DRAWN TO SCALE)

Ground Floor

Approx. 54.9 sq. metres (590.8 sq. feet)



Total area: approx. 54.9 sq. metres (590.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing: Strictly by appointment through the agent Kingstons.

**The Property Misdescriptions Act 1991:** Kingstons The Estate Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. Kingstons The Estate Agent has not had sight of the title documents. A buyer is advised to obtain verification from the Solicitor.

11 High Street, Melksham, Wiltshire, SN12 6JR  
 T: 01225 709115 F: 01225 867449  
 sales@kingstons.biz | www.kingstons.biz

