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110 Forest Road, Melksham, Wiltshire, SN12 7AE

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⑨ 110 Forest Road, Melksham, Wiltshire, SN12 7AE

⌚ Price Guide £285,000

This impressive Edwardian family home, built in 1911 is immaculately presented throughout and includes a spacious and social open plan kitchen dining room ideal for entertaining.

- Semi Detached Period Home
- 2 Double Bedrooms
- Immaculately Presented Throughout
- Extended By The Current Owners
- Large And Impressive Open Plan Kitchen Dining Room
- Private And Enclosed Rear Garden
- Off Road Parking For 2 Vehicles

❖ Freehold

㉚ EPC Rating D



This impressive Edwardian family home, built in 1911 is immaculately presented throughout and includes a spacious and social open plan kitchen dining room ideal for entertaining. The accommodation to the ground floor includes a through entrance hallway with cornice, stairs at the halls end leading to the first floor and doors to the living room and kitchen dining room. The living room also has cornice, a window to the front, original floor boards and a stone fireplace with inset log burner. The dining room, open plan to the kitchen has an attractive part exposed brick wall, built in book shelf and a useful understairs storage cupboard. The spacious and airy kitchen, with windows, French doors and sky lights allows a great deal of natural light to enter both rooms. The kitchen has a large amount of base units with two built in double ovens and an electric hob and space for a washing machine and fridge freezer. There is also a large island unit complimenting the kitchen and providing additional work top space. To the first floor there are two double bedrooms. The largest, to the front has two windows to the front whilst the second smaller double has a window to the rear and wardrobes built into either side of the chimney breast with a combination of hanging and shelving space, one of these wardrobes houses the boiler. The attractive bathroom suite is located to the rear and incorporates a part exposed brick wall. Loft access from the landing leads to a large open plane loft with potential to extend subject to the planning applications. The property is double glazed throughout and warmed by a mains gas fired heating system. Externally the property has to the front off road parking for two cars parked side by side with a side path taking you to the rear garden. This is private and enclosed by fencing and laid mainly to lawn and patio. A stone path leads to the end of the garden and a further gravel patio and a shed with a stone base completes the outside.

#### **Melksham**

Melksham is an historic former market town with a variety of shopping including a Waitrose, leisure and educational facilities, well served by good roads and is only 12 miles south of the M4 motorway. Trains run from Melksham Station to Swindon, Southampton, Frome and Cheltenham. Buses serve Bath, Chippenham, Devizes and Trowbridge. National Express Coaches run direct services to London. The Georgian city of Bath offers a wealth of cultural and recreational points of interest and is only 13 miles to the west and Salisbury, 34 miles to the south. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury. The M3 /4 also gives easy access to the motorway network and to Heathrow and Gatwick airports.

#### **Property information**

Mains Services

Council Tax Band:

Freehold

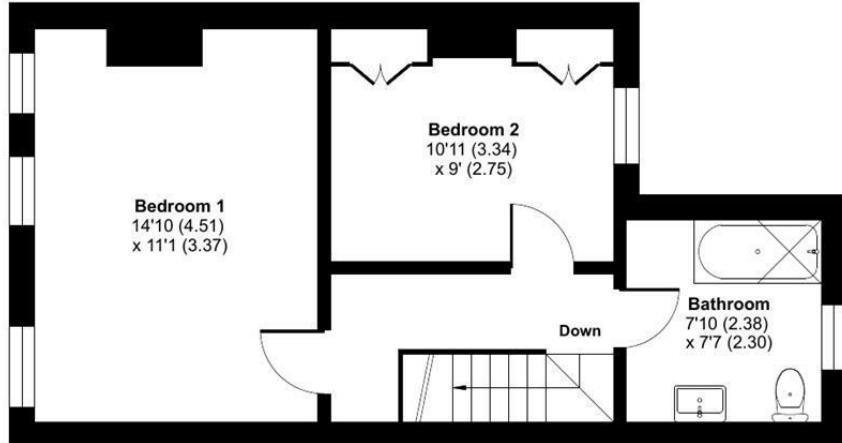
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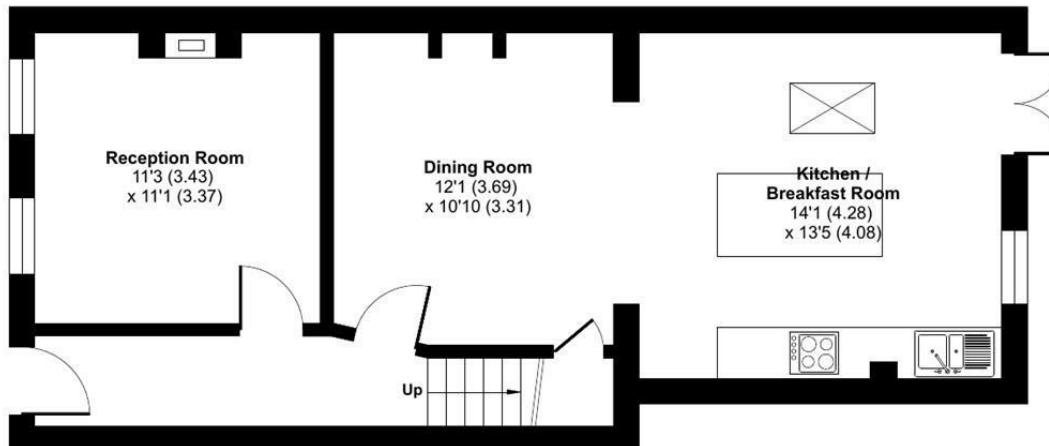
# Forest Road, Melksham, SN12

Approximate Area = 946 sq ft / 87.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026. Produced for Strakers. REF: 1405971

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