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LOCK & KEY
Estate Agents



11 Lime Avenue , Melksham, SN12 6UY

Lock and Key independent estate agents are pleased to offer this attractive, extended and therefore spacious five bed detached property situated in a favoured cul-de-sac, convenient to amenities and green spaces, lovely walks to the nature reserve and to the playing fields, cricket ground and new campus and within a level walk into town. Offering excellent living proportions throughout the accommodation comprises an entrance hall, cloakroom, bed five and a useful wet room, fitted kitchen, dining room, living room and a conservatory on the ground floor. To the first floor are four further bedrooms, an en-suite and a family bathroom. Externally there is a lovely enclosed rear garden offering a good degree of privacy and to the front is a block paved driveway providing off road parking. The property further benefits from gas heating and double glazing. Viewing is strongly recommended.

£425,000

11 Lime Avenue

, Melksham, SN12 6UY



- Attractive, Spacious & Detached
- Dining Room, Conservatory
- Lovely Enclosed Rear Garden
- Convenient To Green Spaces & Amenities
- Five Bedrooms & Useful Wet Room
- Living Room, Fitted Kitchen
- Ample Driveway Parking
- Welcoming Entrance Hall, Cloaks
- Bathroom & En-Suite
- Gas Heating & Double Glazed

Situation

Accommodation

Entrance Hall

Cloakroom

Sitting Room

15'05" x 12'11" (4.70m x 3.94m)

Dining Room

11'04" x 8'06" (3.45m x 2.59m)

Conservatory

12'04" x 9'02" (3.76m x 2.79m)

Kitchen

10'06" x 8'10" (3.20m x 2.69m)

Bedroom Five/Study

11'07" x 8'05" (3.53m x 2.57m)

Wet Room

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

10'07" x 10'06" (3.23m x 3.20m)

Bedroom Three

11'05" x 7'0" (3.48m x 2.13m)

Bedroom Four

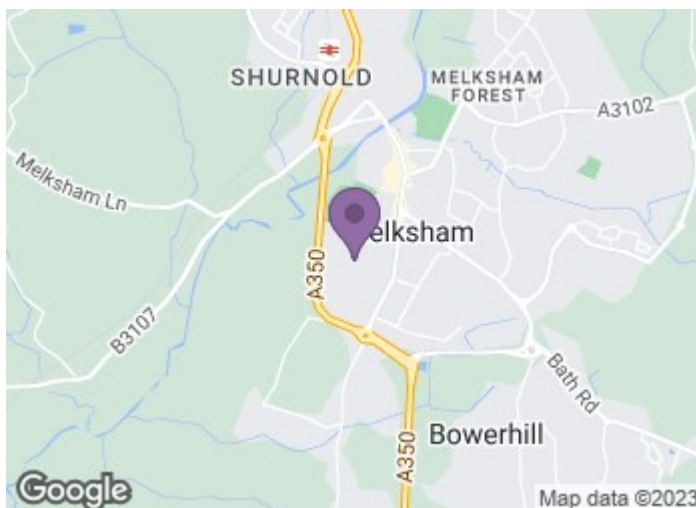
8'07" x 8'02" (2.62m x 2.49m)

Family Bathroom

Externally

Rear Garden

Directions



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser.
www.meyerenergy.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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