

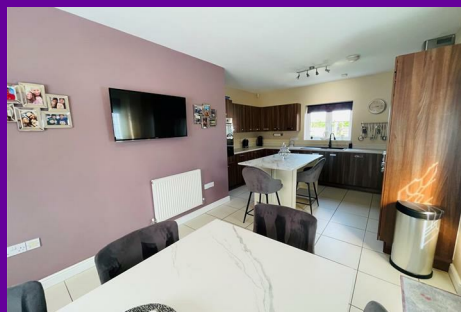
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**LOCK & KEY**  
*Estate Agents*



## 11 Redwing Road , Melksham, SN12 7GB

Lock and Key independent estate agent are pleased to offer this truly immaculate and beautifully laid out four bed detached property built by Charles Church situated tucked away on a favoured development going out on the eastern side of town. The accommodation is arranged over two floors and comprises an entrance hall, cloakroom, good size dual aspect living room and a lovely spacious kitchen / dining room on the ground floor. To the first floor there are four bedrooms, an en-suite and a family bathroom. Externally there are front side, enclosed side and rear gardens, ample parking for two/three vehicles and a garage. The property further benefits from gas heating and double glazing. A viewing is highly recommended.

**£390,000**

# 11 Redwing Road

, Melksham, SN12 7GB



- Truly Immaculate & Beautifully Laid Out
- Dual Aspect Living Room
- Garage & Ample Parking
- Gas Heating & Double Glazed
- Detached & Charles Church Built
- Lovely Spacious Kitchen / Dining Room
- Front & Enclosed Rear Gardens
- Entrance Hall, Cloakroom, Four Bedrooms
- Family Bathroom & En-Suite
- Favoured Cul-De-Sac

## Situation

## Accommodation

## Entrance Hall

## Cloakroom

## Living Room

## Kitchen / Dining Room

## First Floor Landing

## Bedroom One

## En-Suite

## Bedroom Two

## Bedroom Three

## Bedroom Four

## Family Bathroom

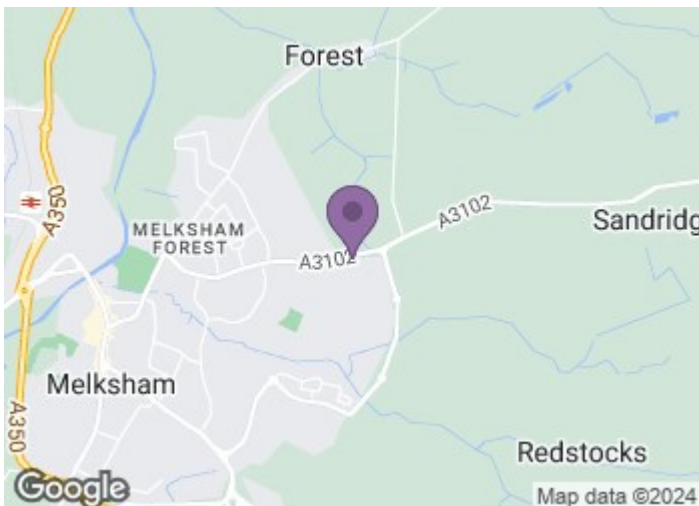
## Externally

## Garage & Parking

## Rear Garden

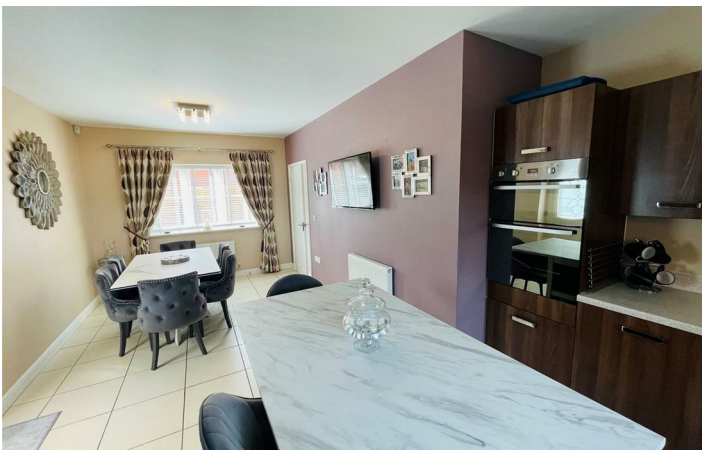
## Directions

## Management Company



## Directions





## Floor Plan

### 11 Redwing Road, Melksham, SN12 7GB

Approximate Gross Internal Area  
 Total = 132 sq m (1423 sq ft)  
 Main House = 119 sq m (1283 sq ft)  
 Garage = 13 sq m (140)sq ft



© Meyer Energy 2024. Drawn to RICS guidelines. Not drawn to scale.  
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
 All measurements and areas are approximate and should not be relied on as a statement of fact.

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		87
(81-91)	B	76	
(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	