

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: [info@homesinmelksham.co.uk](mailto:info@homesinmelksham.co.uk)

[www.homesinmelksham.co.uk](http://www.homesinmelksham.co.uk)

**LOCK & KEY**  
*Estate Agents*



## 3 Savernake Avenue , Melksham, SN12 7HA

Lock and Key independent estate agents are pleased to offer this attractive, good size three/four bed Chalet Style semi detached property situated within a mature residential area on the Eastern side of town. Offering good living proportions, the property is arranged over two floors and comprises an entrance lobby, cloakroom, a useful playroom/occasional bed four/study, a good size living room, fitted kitchen and a conservatory. On the first floor there are three bedrooms, and a spacious family bathroom. Additional features include double glazing and gas heating. Externally is a front garden, driveway parking and an enclosed rear garden. Viewing is strongly recommended.

**£270,000**

# 3 Savernake Avenue

, Melksham, SN12 7HA



- Attractive & Spacious
- Lobby Hall, Cloakroom, Double Glazing & Gas Heating
- Kitchen & Conservatory
- Parking To Front
- Semi Detached Chalet Style Home
- Useful Playroom/Occasional Bed Four
- Good Size Family Bathroom
- Three/Four Bedrooms
- Spacious Living Room
- Front & Enclosed Rear Gardens

## Situation

## Accommodation

## Entrance Hall

## Cloakroom

## Useful Family Room/Bed Four/Study

## Living Room

## Kitchen

## Conservatory

## First Floor Landing

## Bedroom One

## BedroomTwo

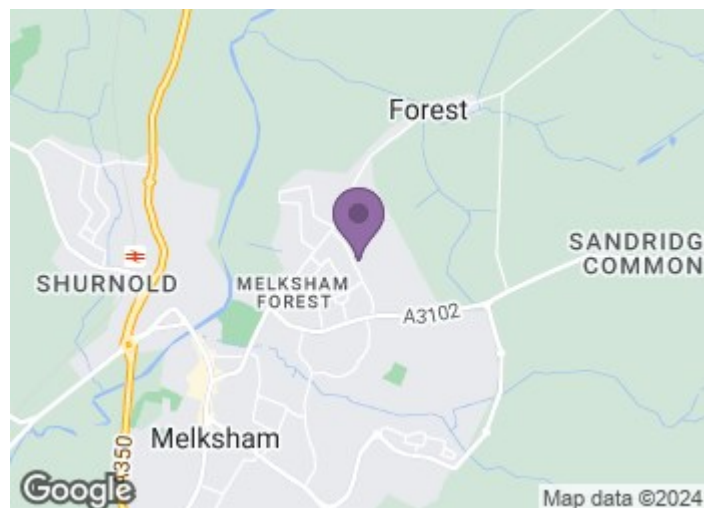
## Bedroom Three

## Bathroom

## Externally

## Rear Garden

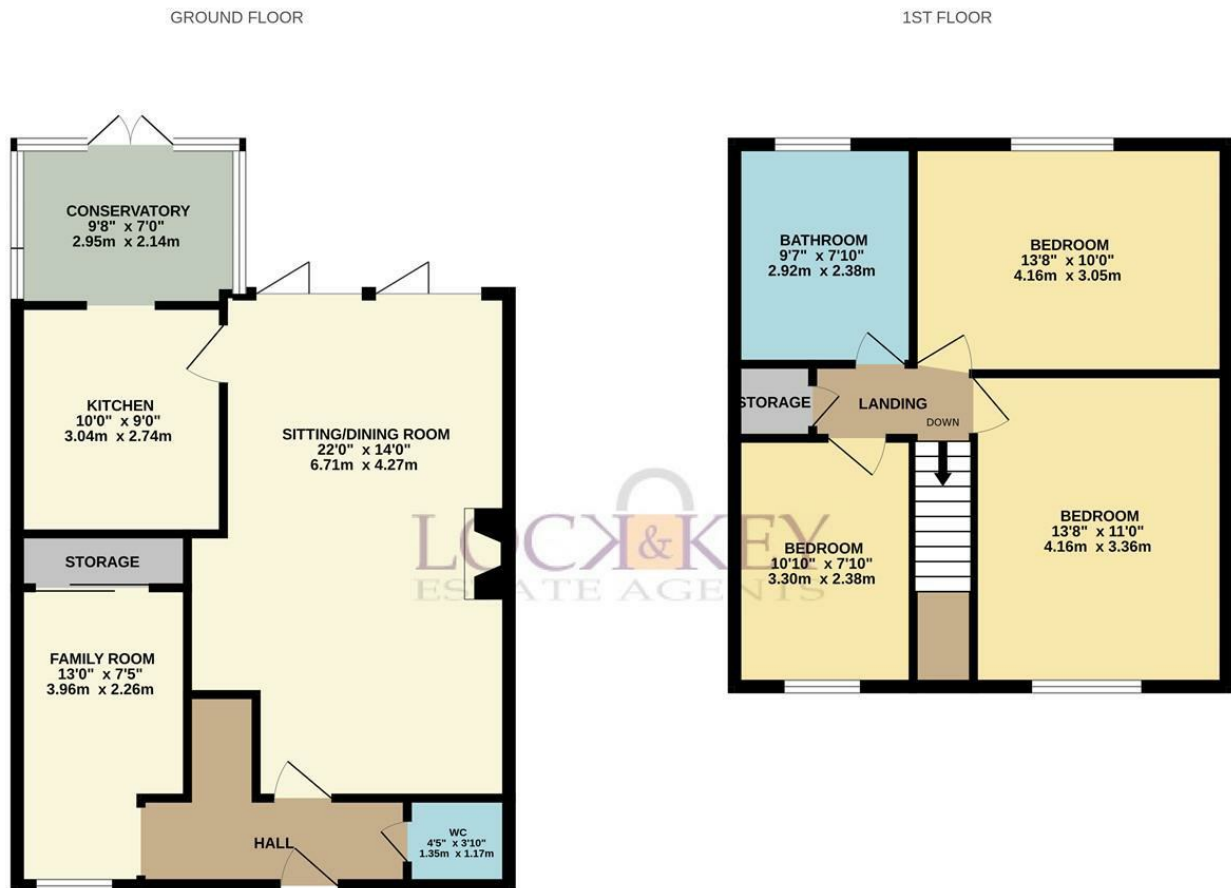
## Directions



## Directions



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2024

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			84
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	