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LOCK & KEY
Estate Agents



29 Goldfinch Road , Melksham, SN12 7FL

Lock and Key independent estate agents are pleased to offer this attractive four bed detached property built by Charles Church to their Gannock design and situated tucked away in a favoured cul-de-sac on the eastern side of town. The accommodation is arranged over two floors and comprises an entrance hall, cloakroom, dining room, living room, kitchen/breakfast room and a utility on the ground floor. To the first floor there are four bedrooms, an en-suite and a family bathroom. Externally there are front and enclosed rear gardens, a double garage and ample driveway parking for numerous vehicles. The property further benefits from gas heating and double glazing. Viewing is strongly recommended.

£425,000

29 Goldfinch Road

, Melksham, SN12 7FL



- Attractive & Detached In Favoured Address
- Cloakroom, Dining Room/Study
- Family Bathroom & En-Suite
- Favoured Cul-De-Sac

- Built By Charles Church To Their Gannock Design
- Kitchen / Breakfast Room, & Utility
- Front & Enclosed Rear Gardens

- Four Bedrooms, Entrance Hall
- Gas Heating & Double Glazing
- Double Garage & Ample Parking

Situation

Accommodation

Entrance Hall

Cloakroom

Dining Room

Living Room

Kitchen/Breakfast Room

Utility

First Floor Landing

Bedroom One

En=Suite

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Externally

Double Garage & Parking

Rear Garden

Directions



Directions



Floor Plan

29 Goldfinch Road, Melksham, SN12 7FL

Approximate Gross Internal Area
 Total = 160 sq m (1720 sq ft)
 Main House = 135 sq m (1456 sq ft)
 Garage = 25 sq m (264)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			
(81-91) B			86
(69-80) C		76	
(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	