



23 Sangster Avenue , Melksham, SN12 7PL

Lock and Key independent estate agents are pleased to offer this extended and therefore spacious three bedroom family home conveniently situated within a level walk to the town and convenient to its amenities. The accommodation is arranged over two floors and comprises an entrance porch, hallway, living room, a spacious 'L' shaped kitchen/dining room, useful utility and shower room on the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there are front and a good size rear garden. The property further benefits from gas heating and double glazing. To fully appreciate this home a viewing is recommended. Ideal First Time Buyers.

£235,000

23 Sangster Avenue

, Melksham, SN12 7PL



- Mature Extended & Spacious Family Home
- Large 'L' Shaped Kitchen/ Dining Room
- Good Size Rear Garden
- Ideal First Time Buyers
- Three Bedrooms
- Useful Utility & Shower Room
- Convenient Level Walk Into The Town & Amenities
- Entrance Porch, Hall, Living Room
- Family Bathroom
- Gas Heating & Double Glazed

Situation

Accommodation

Entrance Porch

Entrance Hall

Sitting Room

'L' shaped open plan kitchen
/Dining Room

Utility

Shower Room

First Floor Landing

Bedroom

Bedroom

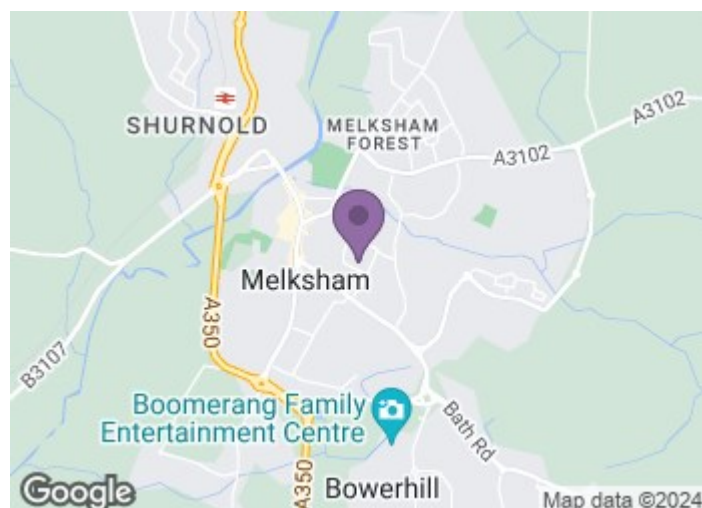
Bedroom

Family Bathroom

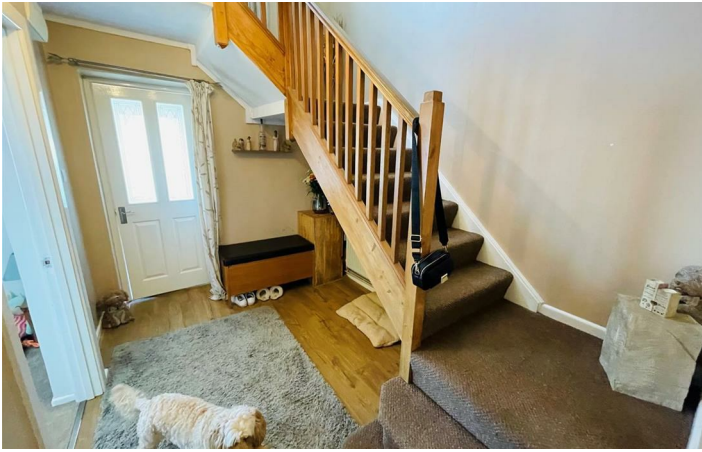
Externally

Rear Garden

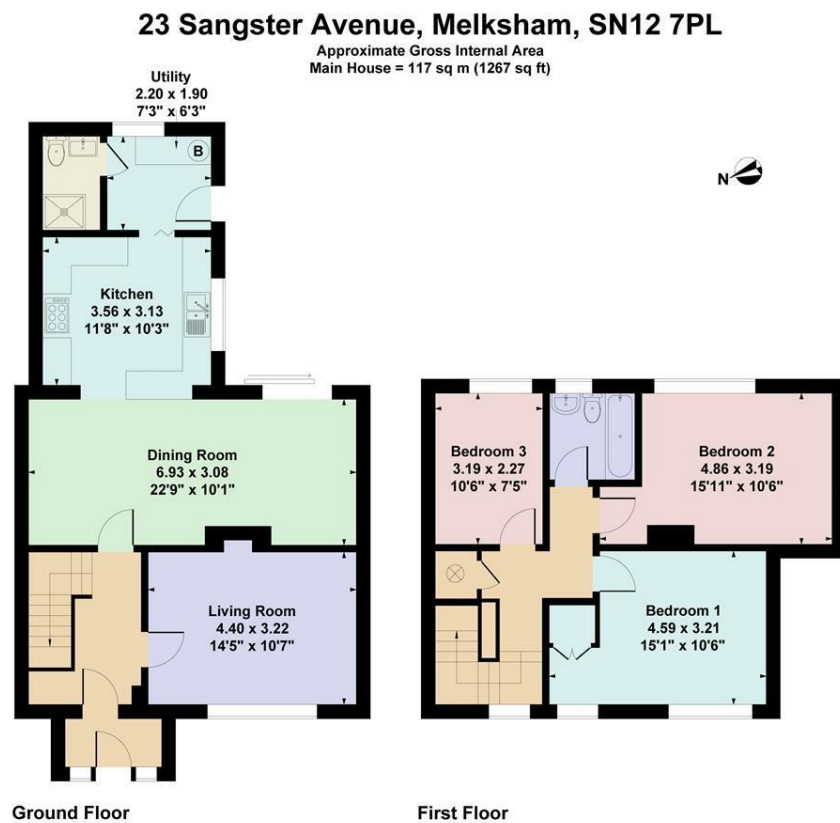
Directions



Directions



Floor Plan



© 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			79
(69-80) C		68	
(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	