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LOCK & KEY
Estate Agents



87 Savernake Avenue , Melksham, SN12 7HG

Lock and Key independent estate agents are pleased to offer this spacious, extended three / four bed end terraced property situated in a favoured cul-de-sac. Offering good living proportions throughout the accommodation is arranged on two floors and comprises an entrance porch, hallway, sitting room, a spacious kitchen / breakfast room, utility, cloakroom and an additional extended bedroom four/family room. On the first floor there are three bedrooms and a family bathroom. The property further benefits from gas heating and double glazing. In need of modernising in places. Externally there are front and enclosed rear gardens. Viewing is strongly recommended.

£215,000

87 Savernake Avenue

, Melksham, SN12 7HG



- Extended & Spacious
- Sitting Room
- Front & Rear Gardens
- End Terraced In Cul-De-Sac
- Three / Four Bedrooms
- 19 Ft Kitchen / Dining Room
- Gas Heating & Double Glazing
- Useful Utility, Cloakroom
- Family Bathroom
- In Need Of Modernising In Places

Situation

Accommodation

Entrance Porch

Entrance Hall

Sitting Room

16'0" x 12'0" (4.88 x 3.66)

Kitchen / Breakfast Room

19'0" narr to 8'6" x 18'1" max (5.79
narr to 2.59 x 5.51 max)

Bedroom Four / Family Room

13'8" to frt w/robe x 11'2" (4.17 to frt
w/robe x 3.40)

Cloakroom

Utility

First Floor Landing

Bedroom One

13'0" x 10'2" (3.96 x 3.10)

Bedroom Two

11'9" x 9'8" (3.58 x 2.95)

Bedroom Three

9'0" x 8'0" (2.74 x 2.44)

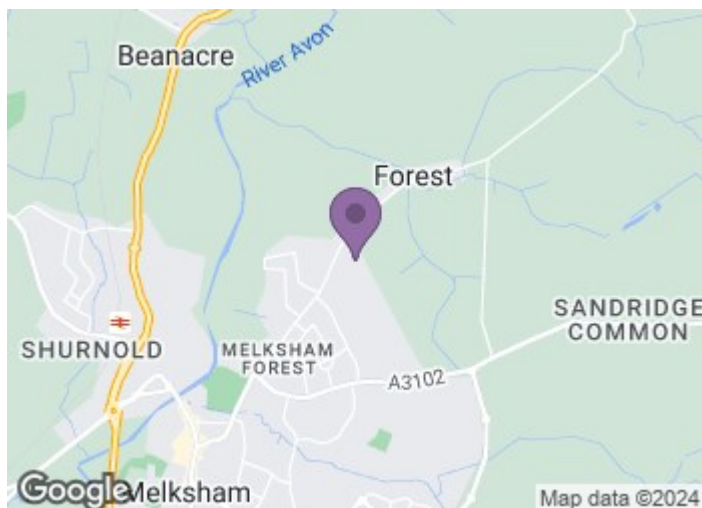
Family Bathroom

Externally

Garage *

Rear Garden

Directions



Directions

Floor Plan

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