



## 2a Crescent Road , Melksham, SN12 7EU

Lock and Key independent estate agents are pleased to offer this attractive, truly immaculate and spacious three bed semi detached property situated on the Lacock side of the town. The accommodation is arranged over two floors and comprises an entrance, hall, dining room, living room, kitchen and a conservatory and a useful cloakroom. To the first floor there are three bedrooms, a separate W/C and a shower room. Externally the property has a lovely rear garden, attractive patio area, off road parking, and a garage/workshop. The property further benefits from gas heating and double glazing and solar heating. Viewing is strongly recommended. No Chain.

**£295,000**

# 2a Crescent Road

, Melksham, SN12 7EU



- Attractive, Spacious Mature Home & No Chain
- Truly Immaculate Semi Detached
- Lacock Side Of Town
- Three Bedrooms
- Hall, Dining Room, Living Room
- Kitchen, Conservatory & Cloakroom
- Bathroom & Separate W/C
- Double Glazing & Gas Heating
- Ample Parking & Garage/Workshop
- Lovely Enclosed Front & Rear Gardens

## Situation

## W.C

## Parking

## Accommodation

## First Floor Landing

## Rear Garden

## Entrance Hall

## Bedroom One

## Directions

## Sitting Room

13'06" x 11'11" max (4.11m x 3.63m max)

12'04" x 8'08" to chimney breast (3.76m x 2.64m to chimney breast)

## Bedroom Two

## Dining Room

12'04" max x 10'0 " max (3.76m max x 3.05m " max)

10'09" x 9'01" to frt w/robe (3.28m x 2.77m to frt w/robe)

## Bedroom Three

9'05" x 8'08" (2.87m x 2.64m)

## Kitchen

11'11" x 6'08" (3.63m x 2.03m)

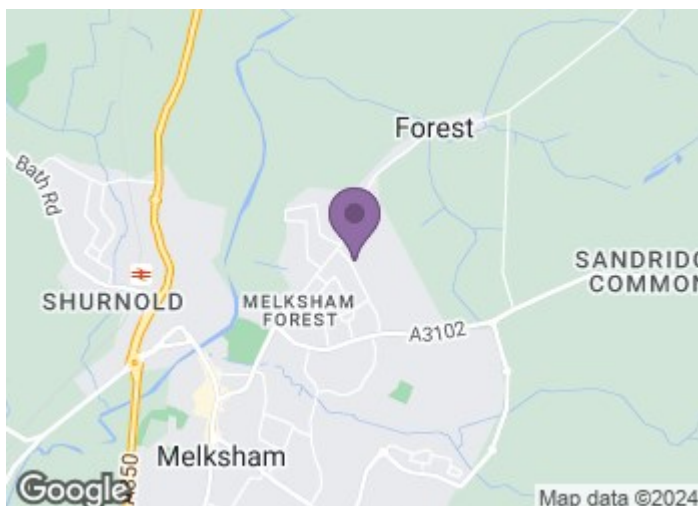
## Shower Room

## Conservatory

13'02"max x 8'10" (4.01mmax x 2.69m)

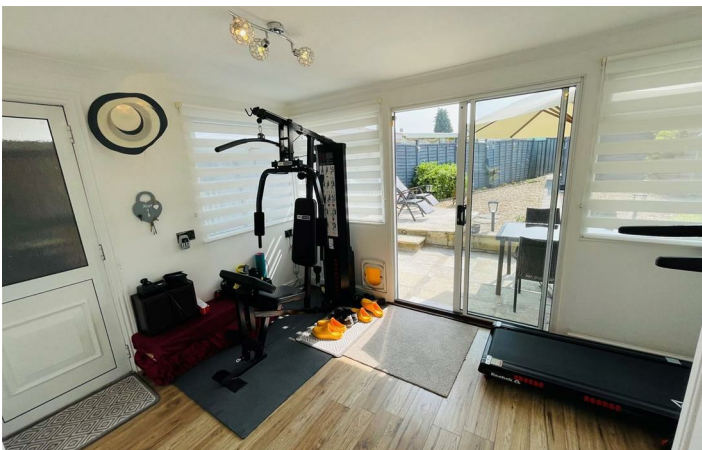
## W.C

## Externally

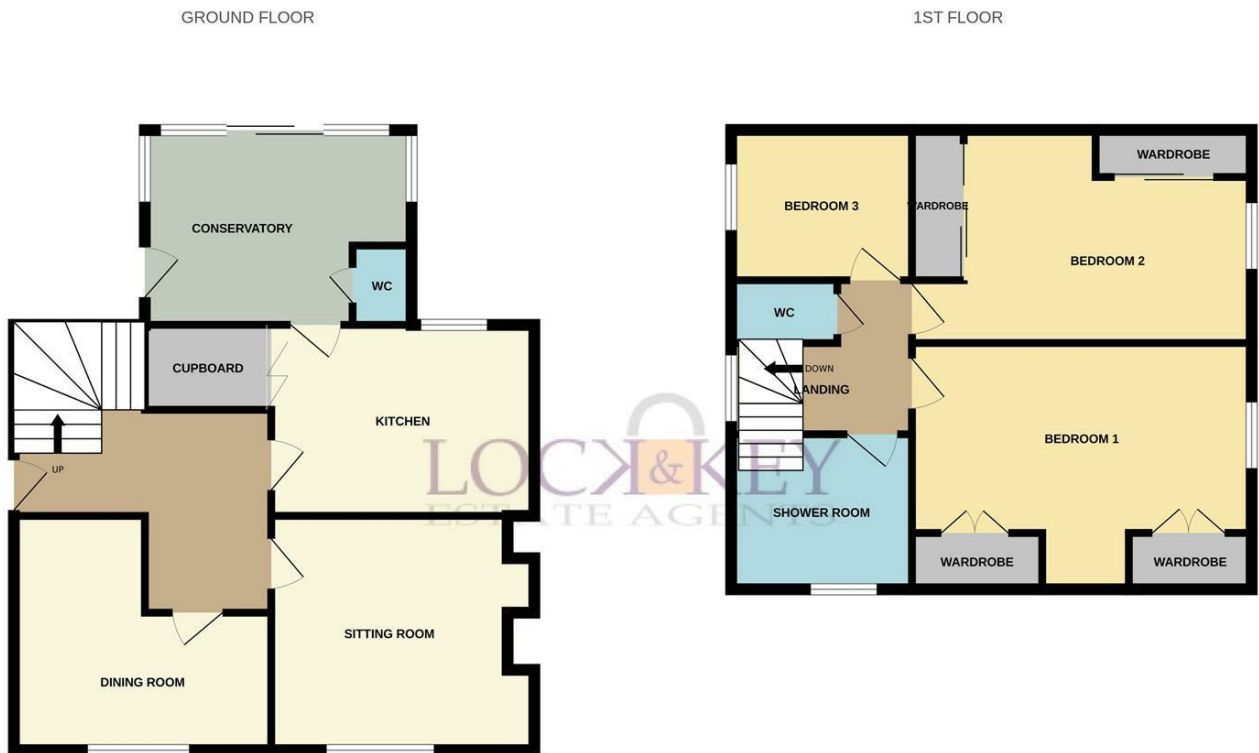


## Directions





## 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	