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LOCK & KEY
Estate Agents



53 Blackmore Road , Melksham, SN12 7HT

Lock and Key independent estate agents are pleased to offer this attractive, extended and therefore spacious three double bedroom detached property situated in a small favoured cul-de-sac on the eastern side of town. The accommodation is arranged over two floors and comprises an entrance hall, dual aspect living room, dining room and a kitchen/breakfast room on the ground floor. To the first floor are three good size double bedrooms, family bathroom and a separate W/C. Externally there are front and a good size enclosed rear gardens, driveway parking and a garage. The property further benefits from gas heating and double glazing. Viewing is strongly recommended.

£340,000

53 Blackmore Road

, Melksham, SN12 7HT



- Extended, Spacious & Detached
- Kitchen / Dining Room
- Garage & Parking
- Viewing Strongly Recommended

- Three Double Bedrooms
- Bathroom, Separate W.C
- Front & Good Size Enclosed Rear Gardens

- Good Size Living Room, Separate Dining Room
- Double Glazing & Gas Heating
- Favoured Cul De Sac

Situation

Accommodation

Entrance Hall

Spacious Living Room

Dining Room

Kitchen / Dining Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

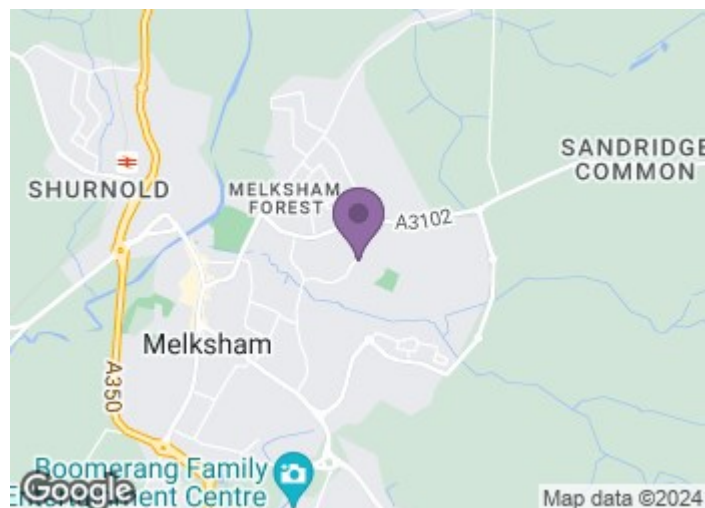
Separate W.C

Externally

Garage & Parking

Enclosed Rear Garden

Directions



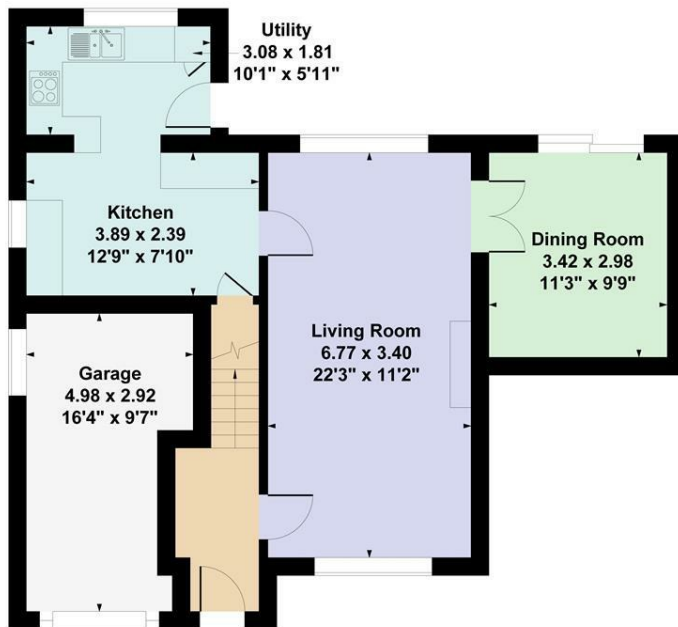
Directions



Floor Plan

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Approximate Gross Internal Area
 Total = 119 sq m (1284 sq ft)
 Main House = 107 sq m (1152 sq ft)
 Garage = 12 sq m (132)sq ft



Ground Floor



First Floor

© 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			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	