



53 Spa Road , Melksham, SN12 7NU

Lock and Key independent estate agents are pleased to offer this unique and rare opportunity to acquire this spacious and attractive three double bed bay fronted semi detached property believed to be built circa the 1930's offering character and charm being situated in one of Melksham's most requested addresses. The well proportioned accommodation is based on two floors and comprises an entrance hall, a lovely light & airy bay fronted living room and log burning fire, dining room, fitted kitchen and a useful utility store & cloakroom. To the first floor there are three double bedroom and a family bathroom. Externally at the front there is off road parking and an enclosed rear garden. There is potential to extend subject to planning permissions being granted. Additional features include gas heating and double glazing where stated. Viewing is strongly recommended.

£335,000

53 Spa Road

, Melksham, SN12 7NU



- 1930's Semi Detached
- Entrance Hall
- Fitted Kitchen
- Parking At Front & Potential To Extend
- Attractive Bay Fronted
- Lovely Bay Living Room & Fire
- Useful Utility / Store / Cloaks
- Three Double Bedrooms
- Dining Room
- Bathroom, Enclosed Rear Garden

Situation

Accommodation

Entrance Hall

Sitting Room

15'09" max into bay x 12'11" (4.80m max into bay x 3.94m)

Dining Room

13'0" x 11'03" (3.96m x 3.43m)

Kitchen

10'11" x 10'0" (3.33m x 3.05m)

Useful Utility/Store Room & Cloaks

11'08" max x 11'0" (3.56m max x 3.35m)

W.C

First Floor Landing

Bedroom One

13'0" max x 11'03" (3.96m max x 3.43m)

Bedroom Two

14'10" to chimney breast x 11'03" (4.52m to chimney breast x 3.43m)

Bedroom Three

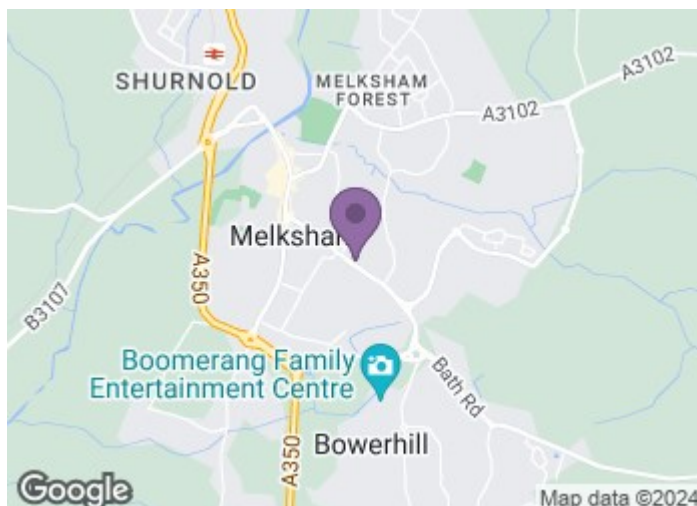
11'0" x 9'11" max (3.35m x 3.02m max)

Bathroom

Externally

Rear Garden

Directions



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	