



1 Kenilworth Gardens , Melksham, SN12 6AE

Lock and Key independent estate agents are pleased to offer this attractive, extended and therefore spacious four bedroom bay fronted semi detached property situated within a level walk into town and convenient to local amenities. The accommodation is arranged over two floors and comprises an inviting entrance hall, cloakroom and useful utility, a large open plan living room and a stunning fitted 24'7 kitchen - dining/conservatory. To the first floor there are four bedrooms, a shower room and a family bathroom. Externally there is ample drive parking for numerous vehicles and side access to the enclosed rear garden. The property further benefits from gas heating and double glazing. Viewing is strongly recommended.

£335,000

1 Kenilworth Gardens

, Melksham, SN12 6AE



- Attractive Four Bed Bay Semi Detached
- Ample Parking For Numerous Vehicles
- Large Kitchen/Dining/Conservatory
- Ideal Family Home, Viewing Strongly Recommended
- Extended & Therefore Spacious
- Entrance Hall, Cloakroom & Utility
- Bathroom & Shower Room
- Level Walk Into Town & Amenities
- Decent Size Open Plan Living Room
- Double Glazing & Gas Heating

Situation

Accommodation

Entrance Hall

Utility & Cloakroom

Living Room

20'9 x 12'11 max (6.32m x 3.94m max)

Kitchen - Dining/Conservatory

24'7 x 9'10 max (7.49m x 3.00m max)

First Floor Landing

Bedroom One

10'3 x 12'4 (3.12m x 3.76m)

Ens-Shower

Bedroom Two

9'0 x 13'3 (2.74m x 4.04m)

Bedroom Three

9'0 x 13'8 (2.74m x 4.17m)

Bedroom Four

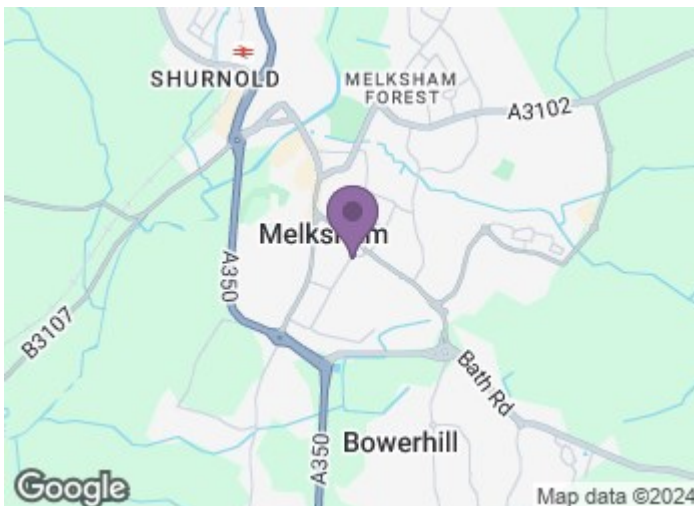
6'7 x 7'3 (2.01m x 2.21m)

Family Bathroom

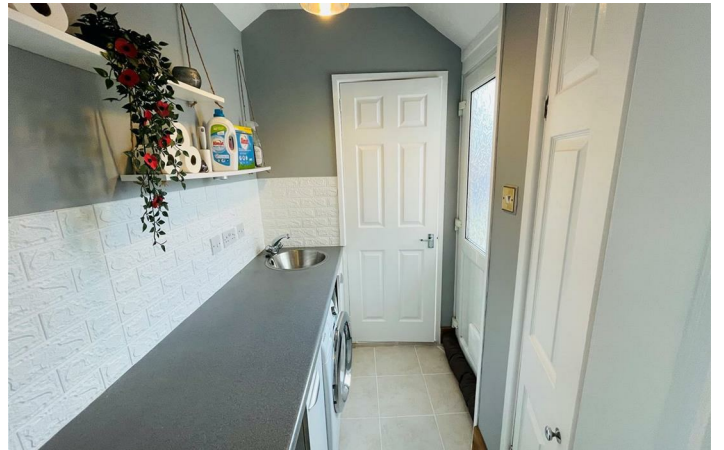
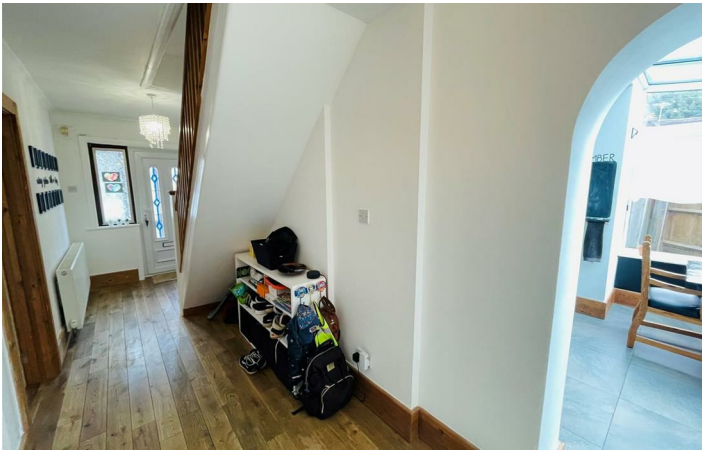
Externally & Parking

Rear Garden

Directions



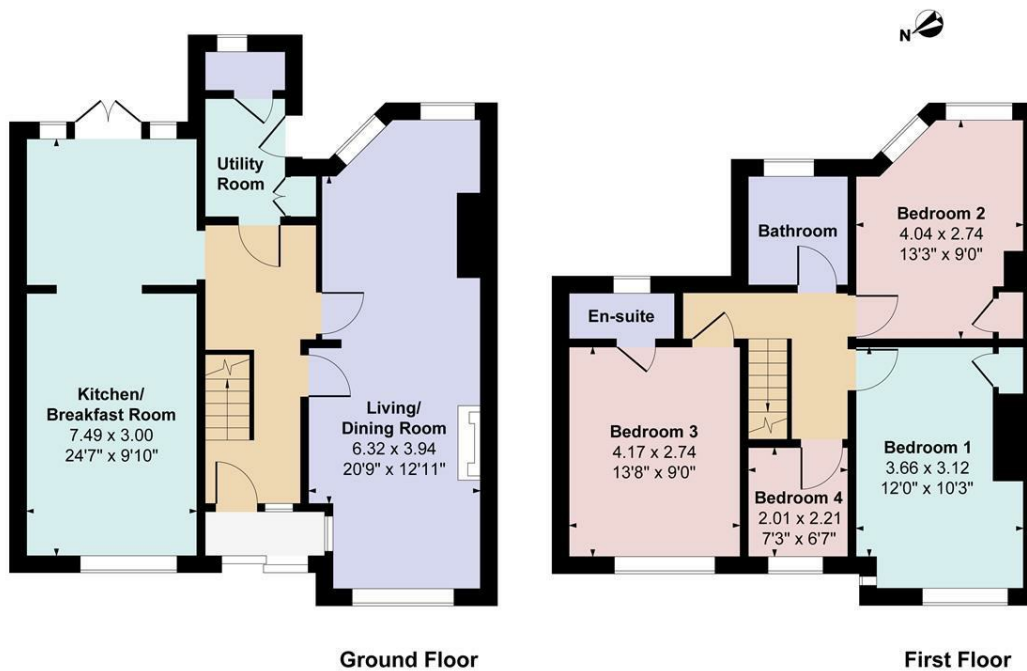
Directions



Floor Plan

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Approximate Gross Internal Area
 Main House = 118 sq m (1267 sq ft)



© 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			
(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	