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LOCK & KEY
Estate Agents



9a Woodrow Road , Melksham, SN12 7AX

Lock and Key independent estate agents are pleased to offer this attractive four bed detached property situated going out on the favoured Lacock side of town. In need of some modernising throughout. Based on two floors the accommodation comprises, side porch and inner hallway, cloakroom, living room, dining room, kitchen, utility and a garden room / conservatory. On the first floor are for bedrooms and a family shower room. Additional features include double glazing and gas heating. Externally there parking, a garage and a fully enclosed good size garden at the rear. Viewing is strongly recommended. No Chain.

£315,000

9a Woodrow Road

, Melksham, SN12 7AX



- Detached Property & No Chain
- Side Porch, Inner Hall & Cloakroom
- Family Shower Room
- In Need Of Some Modernising
- Four Bedrooms
- Living Room
- Good Size Rear Garden
- Parking & Garage
- Dining Room, Kitchen, Utility & Garden Room
- Double Glazing & Gas Heating



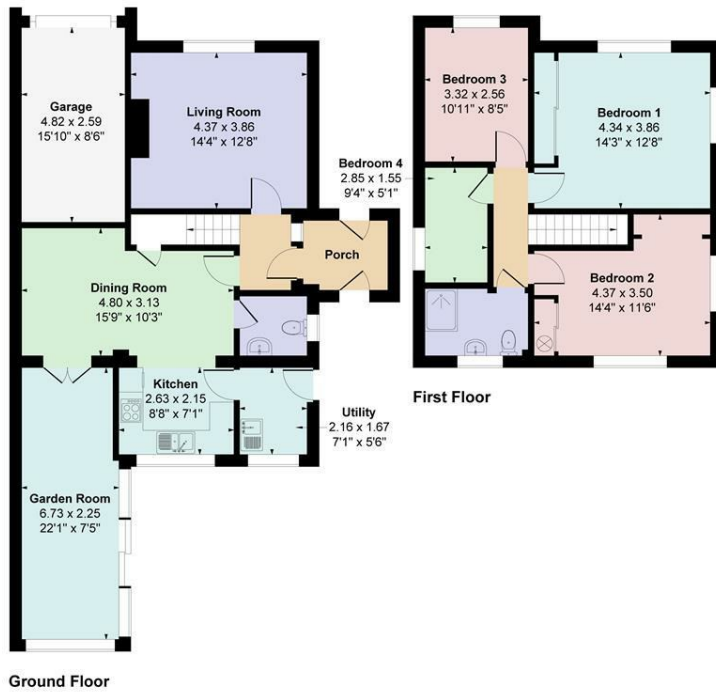
[Directions](#)



Floor Plan

9A Woodrow Road, Melksham, SN12 7AX

Approximate Gross Internal Area
 Total = 140 sq m (1511 sq ft)
 Main House = 128 sq m (1378 sq ft)
 Garage = 12 sq m (133sq 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			76
(55-68) D	56		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	