Tel: 01225 707342 Email: info@homesinmelksham.co.uk www.homesinmelksham.co.uk











14 Windsor Avenue, Melksham, SN12 6BE

Lock and Key independent estate agents are pleased to offer this attractive three bed 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 entrance porch, hall, living room and a kitchen / dining room (unfinished) a useful conservatory, personal door in garage. To the first floor there are three bedrooms and a family bathroom. Externally there is drive parking leading to the garage, and lovely enclosed rear garden. The property further benefits from gas heating (new boiler) re-wiring in areas, new windows and bi-folds. Bits to finished off, however some works have been done. There is potential to extend subject to planning permission's being granted. Viewing is strongly recommended.

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Semi Detcahed

- Three Bedrooms
- Certain Works Carries Out, Kitchen Opened Up New Gas Boiler, New Windows & Bi-Folds Into Dining, Re-Wiring In Places
- Living Room, Kitchen / Dining Room
- Some Improvements Already Made
- Favoured Morgan Development
- Family Bathroom
- Conservatory, Garage & Ample Parking

Large Rear Garden & Potential To Extended

(Subject To Consents)

Situation Bedroom Three

8'04" x 8'02" (2.54m x 2.49m) **Entrance Porch**

Family Bathroom Entrance Hall

Externally Sitting Room

12'11" x 11'05" max (3.94m x 3.48m Garage & Parking

max)

Rear Garden

Kitchen/Dining Room

20'02" x 10'05" (6.15m x 3.18m)

First Floor Landing

Bedroom One

13'06" x 11'01" (4.11m x 3.38m)

Bedroom Two

10'01" x 8'06" (3.07m x 2.59m)

Directions



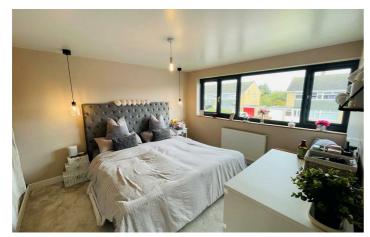
Directions

















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Floor Plan

GROUND FLOOR 1ST FLOOR



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

