



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 to 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.

£315,000

14 Windsor Avenue

, Melksham, SN12 6BE



- Semi Detached
- Three Bedrooms
- Favoured Morgan Development
- Certain Works Carries Out, Kitchen Opened Up Into Dining, Re-Wiring In Places
- New Gas Boiler, New Windows & Bi-Folds
- Family Bathroom
- Living Room, Kitchen / Dining Room
- Some Improvements Already Made
- Conservatory, Garage & Ample Parking
- Large Rear Garden & Potential To Extended (Subject To Consents)

Situation

Entrance Porch

Entrance Hall

Sitting Room

12'11" x 11'05" max (3.94m x 3.48m max)

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)

Bedroom Three

8'04" x 8'02" (2.54m x 2.49m)

Family Bathroom

Externally

Garage & Parking

Rear Garden

Directions



Directions



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.
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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	