

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: [info@homesinmelksham.co.uk](mailto:info@homesinmelksham.co.uk)

[www.homesinmelksham.co.uk](http://www.homesinmelksham.co.uk)

**LOCK & KEY**  
*Estate Agents*



## 54 Forest Road , Melksham, SN12 7AB

Lock and Key independent estate agents are pleased to offer this attractive glowing red brick period style property situated within convenient access to the town centre. The accommodation is arranged over two floors and comprises an entrance hall, lovely living room, log fire and recesses, dining room and recesses, a fitted kitchen and a garden room. To the first floor are two double bedrooms and a family bathroom and store. Externally there are low maintenance front and enclosed rear gardens, a hard standing area in front. The property further benefits from gas heating and double glazing. Ideal First Time Purchase.

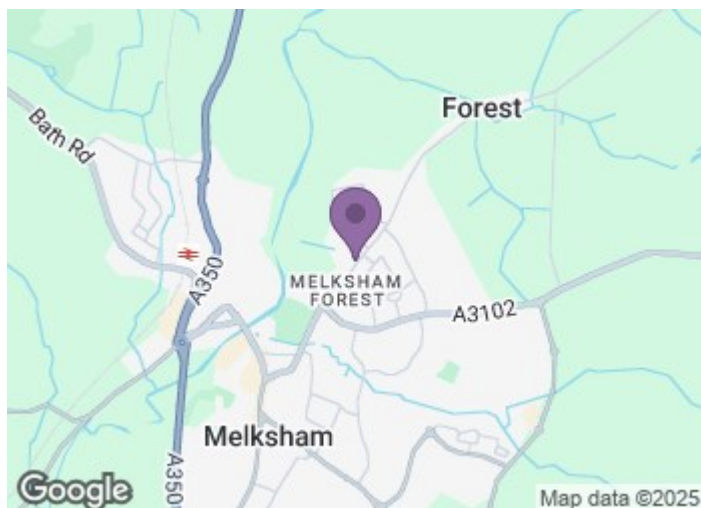
**£225,000**

# 54 Forest Road

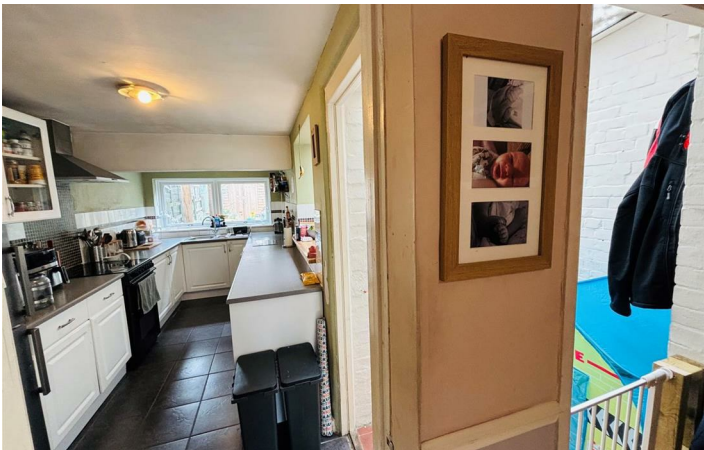
, Melksham, SN12 7AB



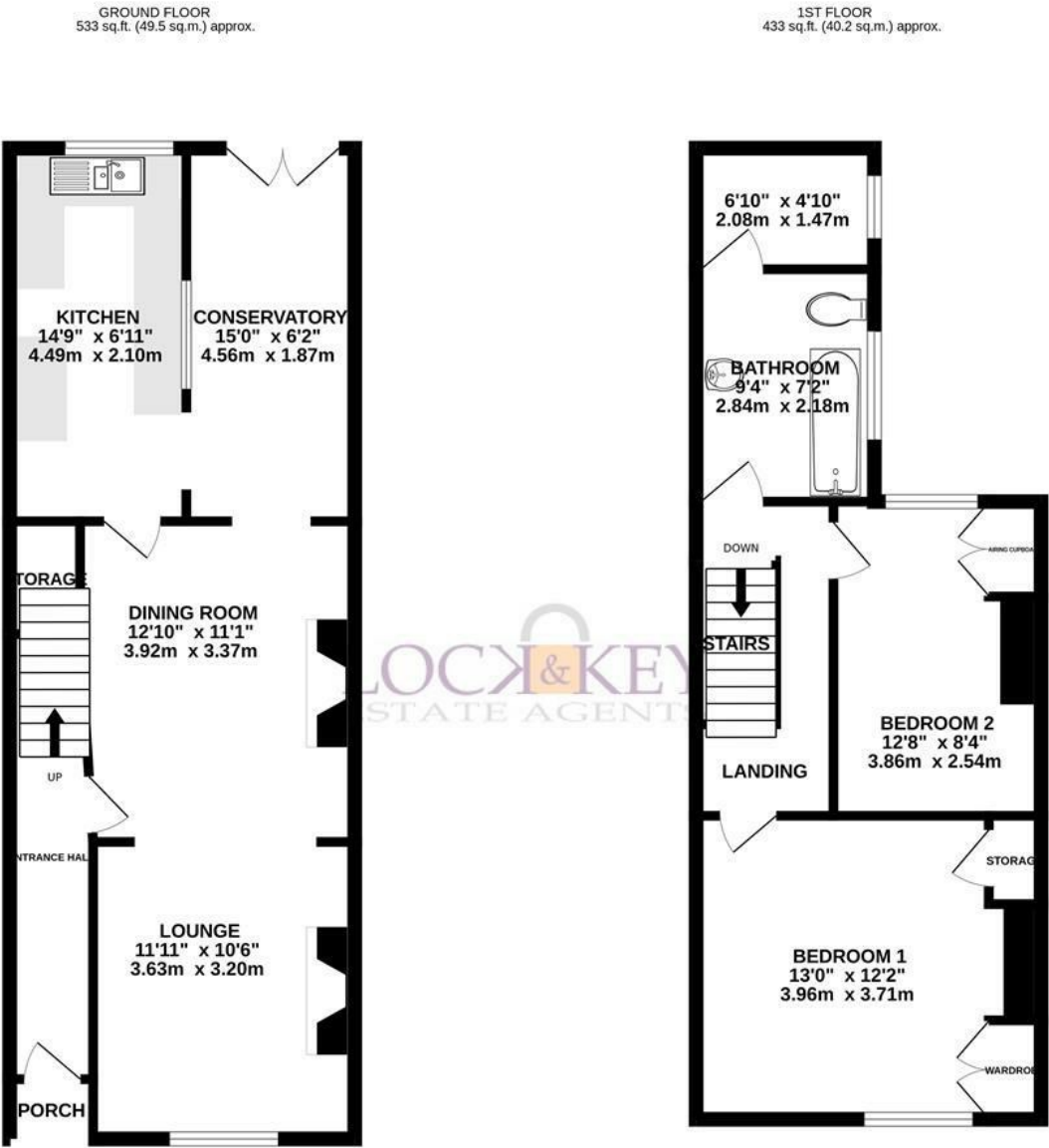
- Attractive Glowing Red Brick
- Lovely Living Room, Log Fire & Recesses
- Two Double Bedrooms
- Enclosed Rear Garden & Ideal FTB
- Period Style Terraced Home
- Dining Room & Recesses
- Family Bathroom & Store
- Brick Archway, Entrance Hall
- Fitted Kitchen & Useful Garden Room
- Double Glazing & Gas Heating



**Directions**



Floor Plan



TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.

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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC