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**LOCK & KEY**  
*Estate Agents*



## 32 Forest Road , Melksham, SN12 7AA

Lock and Key independent estate agents are pleased to offer this attractive three bed bay fronted Edwardian semi detached property built in 1907 situated in a tree lined road with convenient access to the town centre. The spacious accommodation is arranged over two floors and comprises an entrance hall, cloakroom, lovely bay fronted living room, an opening to the dining room, a beautiful modern fitted kitchen and fabulous sunroom/conservatory with underfloor heating. To the first floor there are three bedrooms - (off bed three) an extra room that can be used as a study or a dressing room and a smart family bathroom. There is access to a boarded loft space with a velux window that could be converted subject to relevant planning permissions being granted. Externally there is ample parking for vehicles, side gate and a decent enclosed rear garden. The property further benefits from gas heating and double glazed. Viewing is strongly recommended.

**£315,000**

# 32 Forest Road

, Melksham, SN12 7AA



- Attractive Bay Fronted
- Lovely Bay Living Room
- Lovely Sun / Garden Room
- Decent Enclosed Rear Garden
- Semi Detached Built in 1907
- Separate Dining Room
- Smart Family Bathroom
- Three Bedrooms, Cloaks & Study
- Fitted Kitchen
- Ample Parking For Vehicles

## Situation

## Accommodation

## Entrance Hall

## Cloakroom

## Living Room

11'9" x 10'11" (3.58 x 3.33)

## Dining Room

11'11" x 11'9" (3.63 x 3.58)

## Sun Room

12'2" x 11'1" (3.71 x 3.38)

## Fitted Kitchen

15'05" x 6'02" (4.70 x 1.88)

## First Floor Landing

## Bedroom One

11'9" x 10'11" (3.58 x 3.33)

## Bedroom Two

11'11" x 9'1" (3.63 x 2.77)

## Bedroom Three

8'8" x 8'7" (2.64 x 2.62)

## Study / Dressing Room

5'11" x 5'8" (1.80 x 1.73)

## Family Bathroom

## Externally

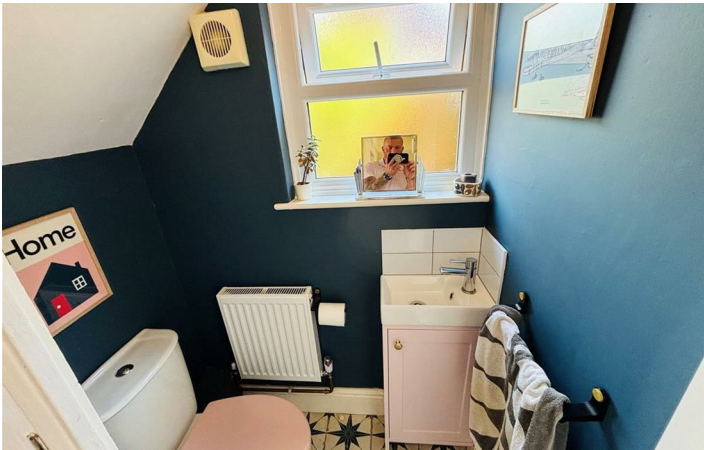
## Rear Garden

## Directions



## Directions





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		