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**LOCK & KEY**  
*Estate Agents*



## 20a Lime Avenue , Melksham, SN12 6UY

Lock and Key independent estate agents are pleased to offer this attractive two bedrooomed detached bungalow being pleasantly situated tucked away with no passing traffic at the end of a favoured cul de sac on within level walking distance of our busting market town.

The accommodation comprises an entrance porch, hallway, shower room, two double bedrooms, spacious dual aspect living room, fitted kitchen, and a useful utility. Additional features include gas heating and double glazing. Externally there is a ample driveway, garage and pretty enclosed front and rear gardens. Viewing is strongly recommended. No Chain.

£295,000

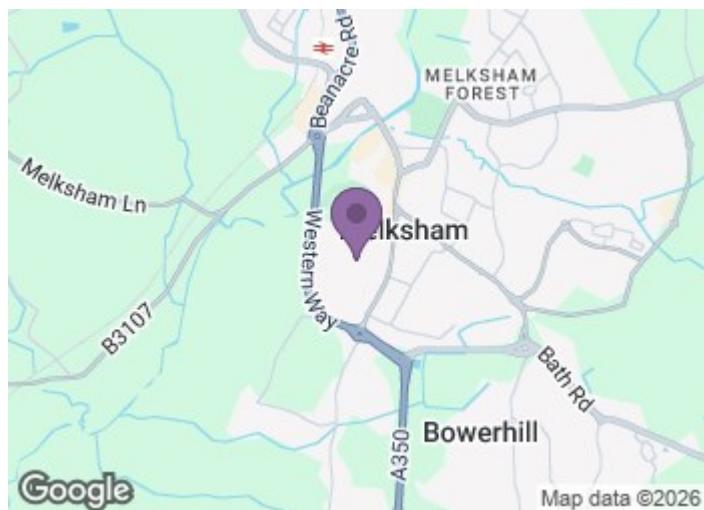
# 20a Lime Avenue

, Melksham, SN12 6UY



- No Chain
- Attractive Detached Bungalow
- Ample Parking & Garage
- Ent Hall, Shower Room
- Spacious Bay Living Room
- Two Double Bedrooms
- Pretty Enclosed Front & Rear Gardens
- Nicely Tucked Away In Cul-De-Sac
- Double Glazing & Gas Heating
- Fitted Kitchen & Useful Utility

## Siutuation



## Directions



## Floor Plan

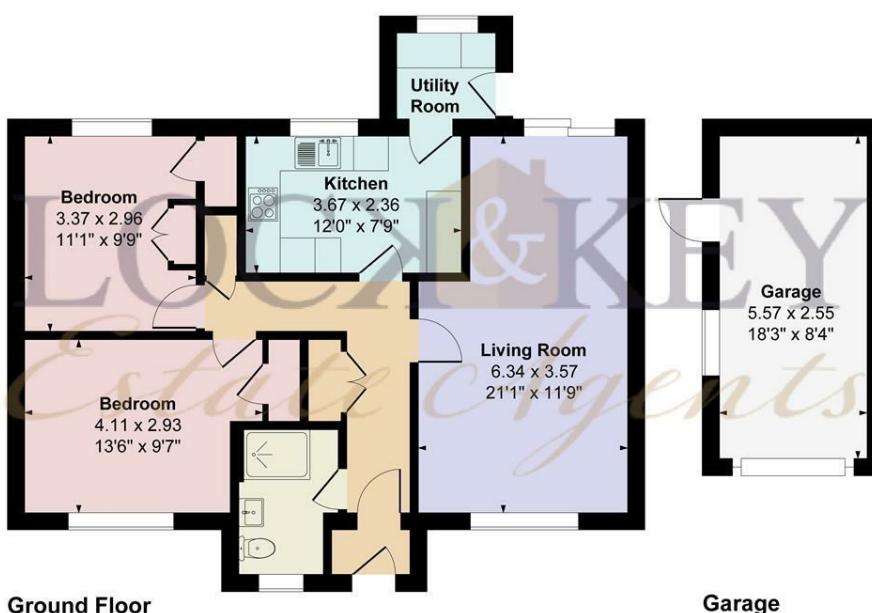
### Lime Avenue, Melksham, SN12 6UY

Approximate Gross Internal Area

Total = 88 sq m (950 sq ft)

Main House = 74 sq m (797 sq ft)

Garage = 14 sq m (153) sq ft



© Meyer Energy 2025. 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 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	
(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	