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LOCK & KEY
Estate Agents



8 Woodcombe , Melksham, SN12 7SD

Lock and Key independent estate agents are pleased to offer this attractive three bed detached property situated tucked away towards the end of a lovely cul-de-sac on the favoured Lacock side of town. The accommodation is arranged over two floors and comprises an overhead entrance porch, hallway, cloakroom, a light & airy living room, a good size fitted kitchen / dining room with double doors opening to a conservatory overlooking the rear enclosed garden. On the first floor there are three bedrooms and a family shower room suite. Externally there is ample driveway parking at the front leading to a garage and good size enclosed gardens at the rear offering a good degree of privacy. Additional features include double glazing and gas heating. To fully appreciate this lovely home a viewing is recommended. No Chain.

£315,000

8 Woodcombe

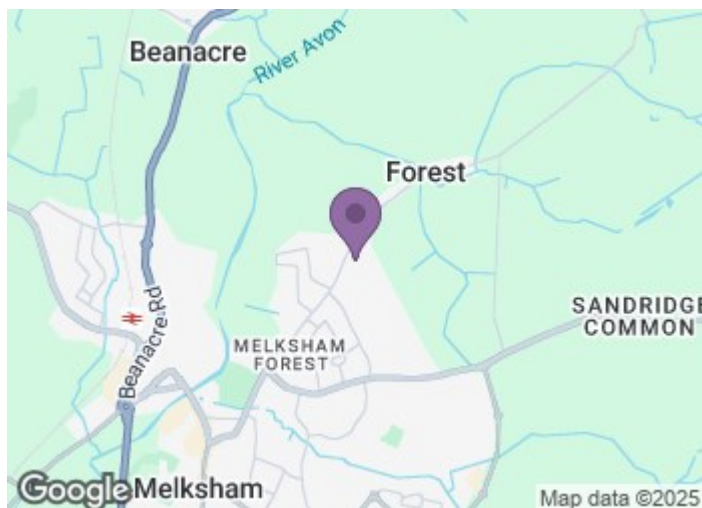
, Melksham, SN12 7SD



- No Chain
- Three Bedrooms
- Spacious Kitchen / Dining Room
- Gas Heating & Double Glazing
- Cul-De-Sac & Lacock Side Of Town
- Entrance Porch, Hall, Cloaks, Family Shower Suite
- Conservatory, Garage & Parking
- Attractive & Detached
- Light & Airy Living Room
- Enclosed Private Rear Garden

SITUATION

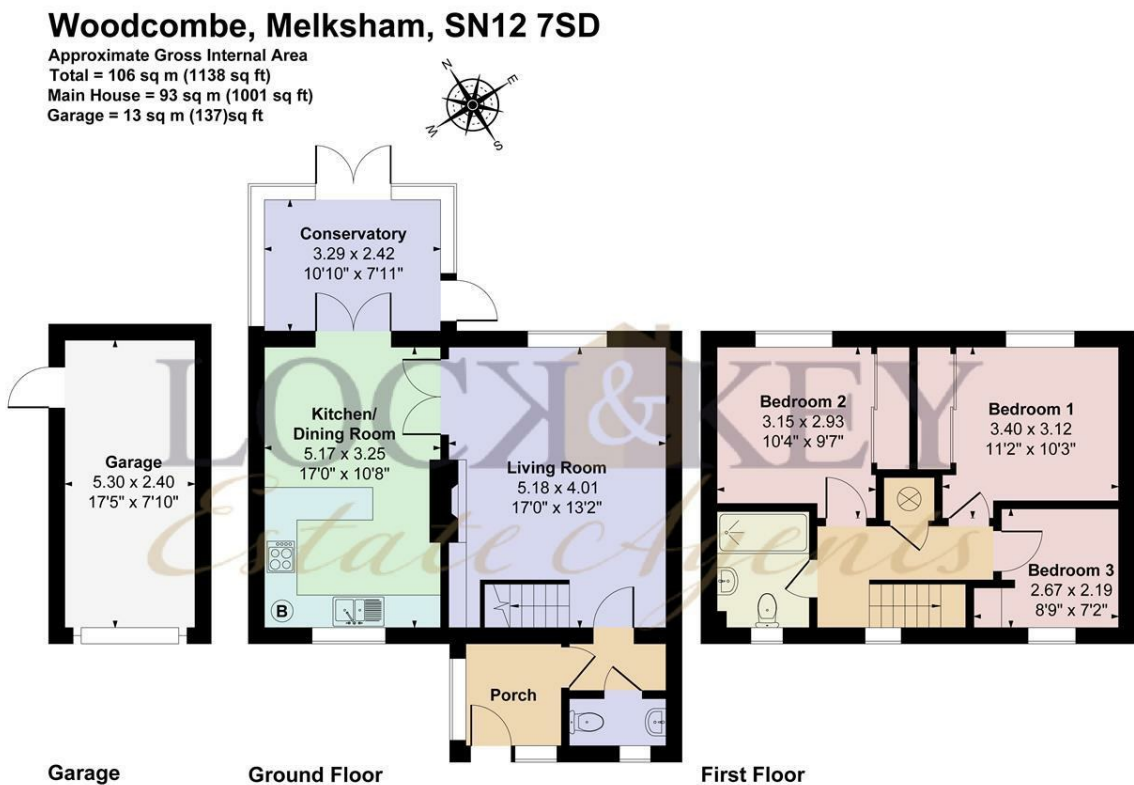
DIRECTIONS



Directions



Floor Plan



© 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	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	