

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



124 Queensway , Melksham, SN12 7DN

Lock and Key independent estate agents are pleased to offer this spacious two double bed terraced property situated set back on a green area in front on the eastern side of the town of Melksham. The accommodation is arranged over two floors and comprises an entrance porch opening to a good size living room, inner lobby, kitchen/breakfast room, and a useful rear lobby. To the first floor are two double bedrooms, a bathroom and a separate W/C. Externally there are front and rear gardens, garage & parking. The property further benefits from double glazing and gas heating. An ideal opportunity for a FTB or Investor.

£200,000

124 Queensway

, Melksham, SN12 7DN



- Spacious Mid Terraced Home
- Inner hall & Rear Lobby
- Front & Rear Gardens
- Gas Heating & double Glazing
- Ent Porch & Good Size Living Room
- Bathroom & Separate W/C
- Garage & Parking
- Kitchen / Breakfast Room
- Two Double Bedrooms
- Ideal FTB or Investor

Situation

Accommodation

Entrance Porch

Sitting Room

19'0 max x 14'11 max (5.79m max x 4.55m max)

Inner hall

Kitchen/Dining Room

11'10" x 11'05" (3.61m x 3.48m)

Rear Lobby

First Floor landing

Bedroom One

19'01" max x 9'09" (5.82m max x 2.97m)

Bedroom Two

11'06" to frt w/robe x 10'01" + door + door recess)

Bathroom

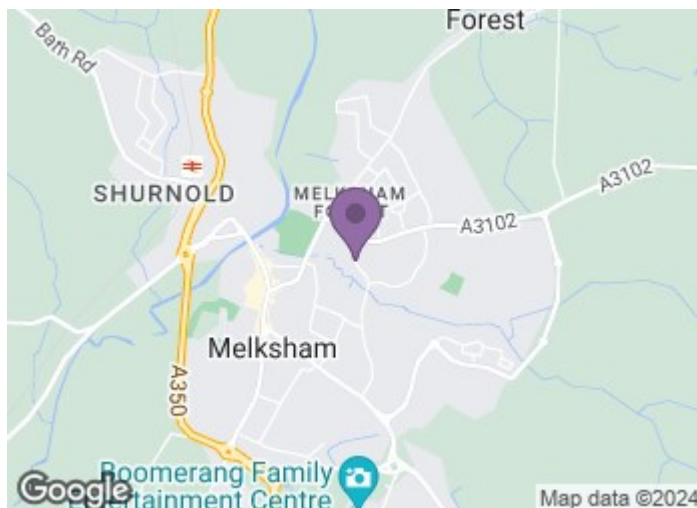
Separate W.C

Externally

Front Garden

Rear garden

Directions



Directions



Floor Plan



Total Area: 105.5 m² ... 1136 ft²

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 is for illustrative purposes only and should be used as such by any prospective purchaser.
www.meyerenergy.co.uk

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 firm's 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			87
(81-91) B			
(69-80) C		72	
(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	