

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*



## 31 Mills Road , Melksham, SN12 7DT

Lock and Key independent estate agents are pleased to offer this three bedroom terraced family property situated in a cul-de-sac on the eastern side of town. Based on two floors the accommodation comprises, an entrance porch, sitting room, dining room and a fitted kitchen. On the first floor there are three bedrooms and a family shower room. Additional features include double glazing and gas heating. Externally there are front and enclosed rear gardens. A garage can be found within a block close by. Ideal purchase for the First Time Buyer or Investor. Viewing is strongly recommended. No Chain.

**£215,000**

# 31 Mills Road

, Melksham, SN12 7DT



- No Onward Chain
- Entrance Porch
- Family Shower Room
- Garage In A Block & Ideal First Time Purchase
- Mid Terrace Family Home
- Sitting Room & Dining Room
- Double Glazing & Gas Heating
- Three Bedrooms
- Fitted Kitchen
- Enclosed Rear Garden

## Situation

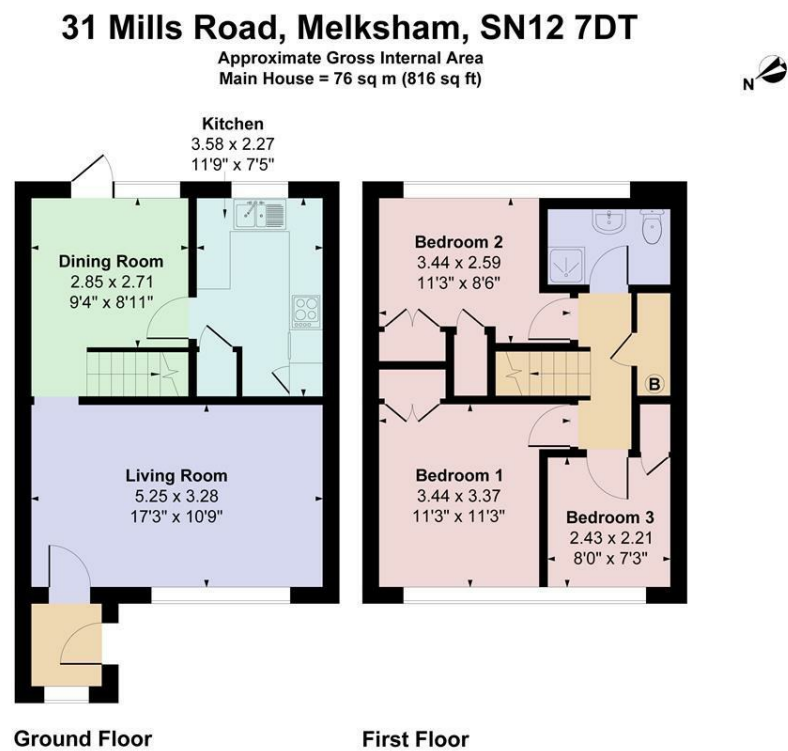


## Directions





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		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	