

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*



## 8 Corfe Road , Melksham, SN12 6BH

Lock and Key independent estate agents are pleased to offer attractive, spacious three bed detached property tucked away in a small quiet cul-de-sac within the highly sought after Morgan estate within a level walk into town. The accommodation comprises an entrance porch, hallway, light & airy living room, dining room, useful conservatory, fitted kitchen and a useful cloakroom and utility. On the first floor there are three bedrooms and a family bathroom. Externally its sits on a decent corner plot, so ripe for extending (STPP's being granted) driveway with ample parking that leads to the integral garage. Side and generous pretty rear gardens offering a good degree of privacy. The property further benefits from gas heating, double glazing and solar panels and battery. Early viewing is hugely recommended. Ideal for a family, trading up or down, a perfect home. No Chain.

**£335,000**

# 8 Corfe Road

, Melksham, SN12 6BH



- Attractive, Spacious & Detached
- Ample Parking For Vehicles & Garage
- Porch, Hallway & Light & Airy Living Room
- Highly Desirable Area & No Chain
- Three Bedrooms & Family Bathroom
- Potential To Extend - (STPP's)
- Dining Room & Conservatory
- Decent Corner Plot & Pretty Rear Gardens
- Double Glazing, Gas Heating & Solar Panels
- Fitted Kitchen W/C & Utility

## Situation



## Directions



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## Floor Plan

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) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	