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LOCK & KEY
Estate Agents



9 Beech Avenue , Melksham, SN12 6JP

Lock and Key independent estate agents are pleased to offer this attractive four bedroom detached property situated in a highly favoured cul-de-sac within a level walk into our bustling Market town. Based on two floors the accommodation comprises, an entrance hall, cloakroom, spacious light & airy living room, a separate dining room, a fitted kitchen and a lovely conservatory. On the first floor there are four bedrooms, an en-suite and a family bathroom. Additional features include double glazing and gas heating. Externally there is ample drive parking, a garage with power connected and an enclosed south westly rear garden offering a good degree of privacy. Viewing is strongly recommended. Vendor Suited.

£375,000

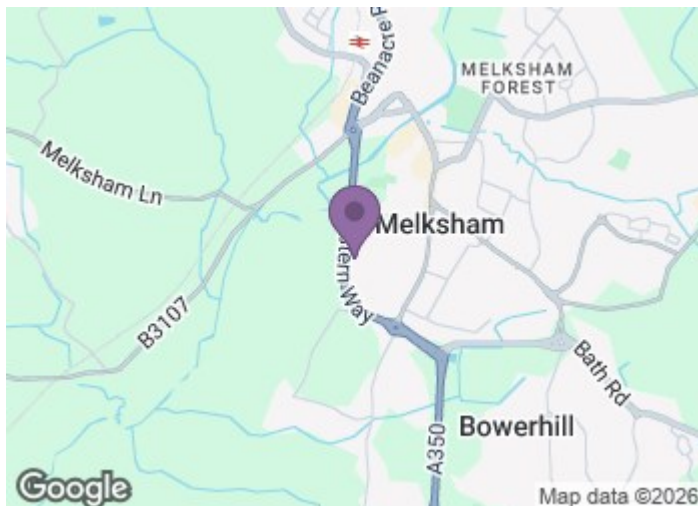
9 Beech Avenue

, Melksham, SN12 6JP



- Attractive, Detached Family Home
- Highly Favoured Cul-De-Sac
- Immaculately Presented
- Hall, Cloakroom & Fitted Kitchen
- Separate Dining Room & Living Room
- Lovely Conservatory
- Four Bedrooms. En-Suite & Bathroom
- Double Glazed & Gas Heating
- Ample Parking For Vehicles & Garage
- Enclosed Rear Garden

Situation



Directions



Floor Plan

Beech Avenue Melksham SN12 6JP

Approximate Gross Internal Area
 Total = 121 sq m (1304 sq ft)
 Main House = 108 sq m (1164 sq ft)
 Garage = 13 sq m (140 sq ft)



© Meyer Energy 2026. 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 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		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	