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LOCK & KEY
Estate Agents



16 Heathcote Road , Melksham, SN12 7DF

Lock and Key independent estate agents are pleased to offer this attractive, spacious and immaculate two bedroom semi-detached mature property situated on the eastern side of town, which is convenient to reach local amenities including shops, schools, the park and nice walks. The accommodation is based on two floors and comprises a welcoming entrance hall, light and airy dual aspect living room, fitted kitchen and a conservatory. Additional features include double glazing and gas heating. On the first floor there are two bedrooms and a family bathroom. Externally there is ample parking, garage and a most noteworthy feature is the large plot offering a generous size enclosed rear garden. Ideal First Time Buyer. Viewing is strongly recommended. No Chain.

£265,000

16 Heathcote Road

, Melksham, SN12 7DF



- No Chain
- Two Bedrooms
- Fitted Kitchen & Conservatory
- Ample Parking & Garage
- Attractive, Mature Home
- Welcoming Ent Hall
- Family Bathroom, Double Glazing & Gas Heating
- Semi Detached
- Dual Aspect Living Room
- Fabulous Plot / Generous Rear Garden

Situation



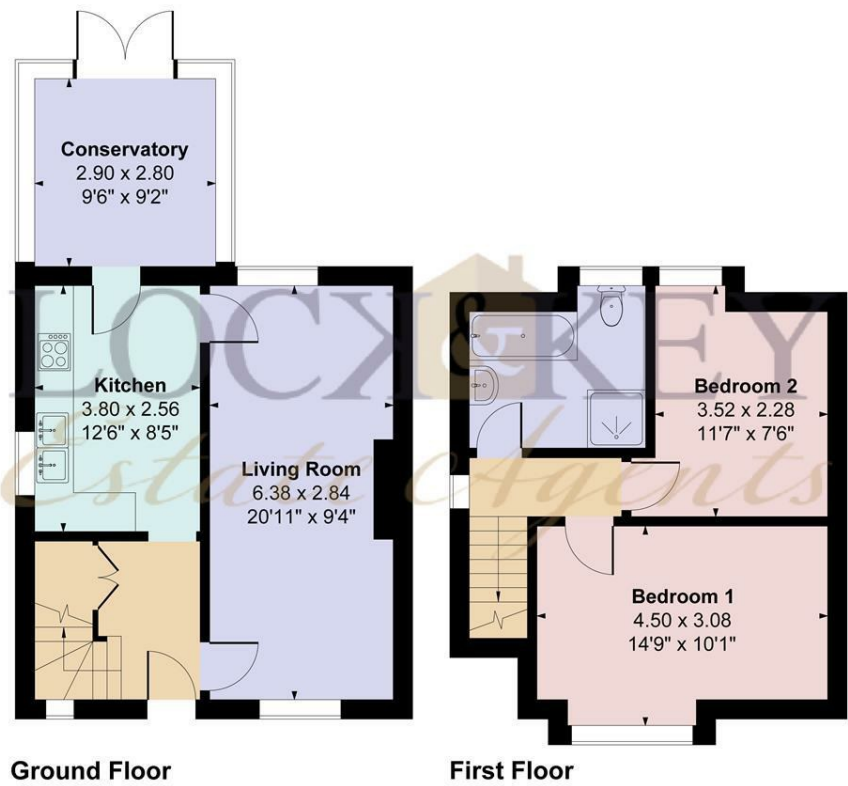
Directions





Floor Plan

Heathcote Road, Melksham, SN12 7DF
Approximate Gross Internal Area
Main House = 75 sq m (811 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 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		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC