

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



25 Sherwood Avenue , Melksham, SN12 7HJ

Lock and Key independent estate agents are pleased to offer this smart two bed semi detached property situated in a favoured cul-de-sac on the eastern side of town. The accommodation comprises, an entrance porch, light and airy living room, fitted kitchen and a lovely conservatory. Off the living room there is an inner hall, two bedrooms and a re-fitted shower room. Additional features include double glazing and gas heating. Externally there is drive parking leading to the garage with power connected, personal door to rear, side access and an enclosed rear garden with useful garden shed. Viewing is strongly recommended. No Chain.

£269,500

25 Sherwood Avenue

, Melksham, SN12 7HJ



- No Onward Chain
- Lovely Conservatory
- Re-Fitted Shower Room
- Garage & Drive Parking
- Semi Detached Bungalow
- Porch, Light & Airy Living Room
- Double Glazing & Gas Heating
- Two Bedrooms
- Fitted Kitchen
- Enclosed Rear Garden

Situation

Accommodation

Entrance Lobby

Living Room

16'10 x 12'1 (5.13m x 3.68m)

Fitted Kitchen

9'7 x 8'11 (2.92m x 2.71m)

Conservatory

11'5 9'2 (3.48m x 2.79m)

Inner Hall

Bedroom One

13'8" x 10'2" (4.17 x 3.10)

Bedroom Two

13'0" x 7'1" (3.96 x 2.16)

Shower Room

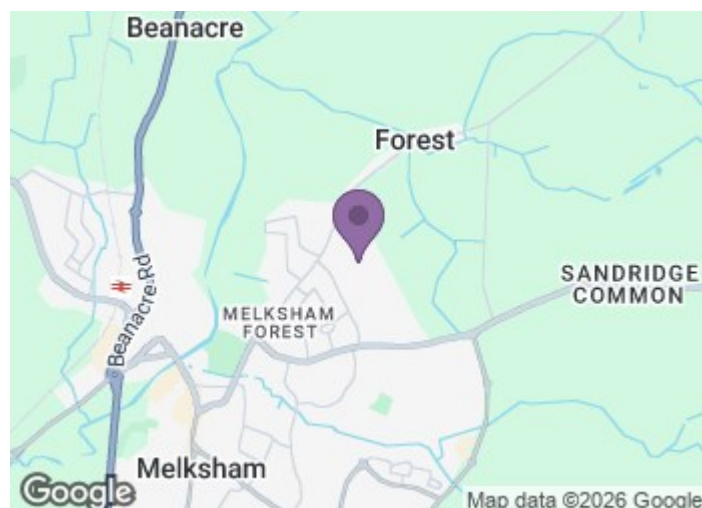
Externally

Garage

15'5 x 7'11 (4.70m x 2.41m)

Rear Garden

Directions



Directions



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 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		
(81-91) B		86
(69-80) C	69	
(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		