



📍 2 Leaze Road, Melksham, SN12 7EX

🏠 Price Guide £275,000

This substantially built 3 bedroom family home is ideally situated in this quiet cul de sac with two downstairs reception rooms and a sizeable conservatory.

- Sizeable Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- Gas Central Heating
- Double Glazing
- Off Road Parking For 2 Cars
- Cul De Sac Location

🏡 Freehold

🏠 EPC Rating D



This substantially built 3 bedroom family home is ideally situated in this quiet cul de sac with two downstairs reception rooms and a sizeable conservatory. Built in the 1920's, the property has a door to the side giving access to spacious hallway which is laid to laminate flooring. From here there are doors to the living room and dining room, a large walk in understairs cupboard with shelving and stairs to the first floor. The dining room, to the front of the property has a picture rail, imposing period fireplace and the original wood flooring. The living room also has an attractive modern fireplace with an inset gas fire, hardwood flooring (engineered oak), a door to the kitchen and patio doors to the conservatory. The kitchen has wall and base units with a built in electric cooker and gas hob as well as space for a fridge freezer, washing machine and dishwasher. There are two windows to the side making this room naturally light and a door leading to the rear garden. The conservatory is double glazed with French doors to the garden. Off the large first floor landing are the bedrooms and family bathroom. The second bedroom is to the front with a period fireplace, the largest is to the rear with wardrobes built into either side of the chimney breast which also has a period fireplace. One houses the wall mounted combination boiler whilst the other side has a large amount of hanging and shelving space. A white bathroom suite completes the upstairs with a window to the side. Leaze Road is double glazed throughout and warmed by mains gas heating. Externally there are front, rear and side gardens. The rear is enclosed by fencing and laid mainly to lawn and patio and extends to the side which is also laid to lawn and also enclosed by fencing. There is in addition off road parking for two cars laid to block paving with a Farm style gate. The private front garden is laid to lawn and enclosed by fencing with a useful wooden shed.

Melksham

Melksham is an historic former market town with a variety of shopping including a Waitrose, leisure and educational facilities, well served by good roads and is only 12 miles south of the M4 motorway. Trains run from Melksham Station to Swindon, Southampton, Frome and Cheltenham. Buses serve Bath, Chippenham, Devizes and Trowbridge. National Express Coaches run direct services to London. The Georgian city of Bath offers a wealth of cultural and recreational points interests and is only 13 miles to the west and Salisbury, 34 miles to the south. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury. The M3 /4 also gives easy access to the motorway network and to Heathrow and Gatwick airports.

Property information

Mains Services

Council Tax Band: B

Freehold

Gas Central Heating

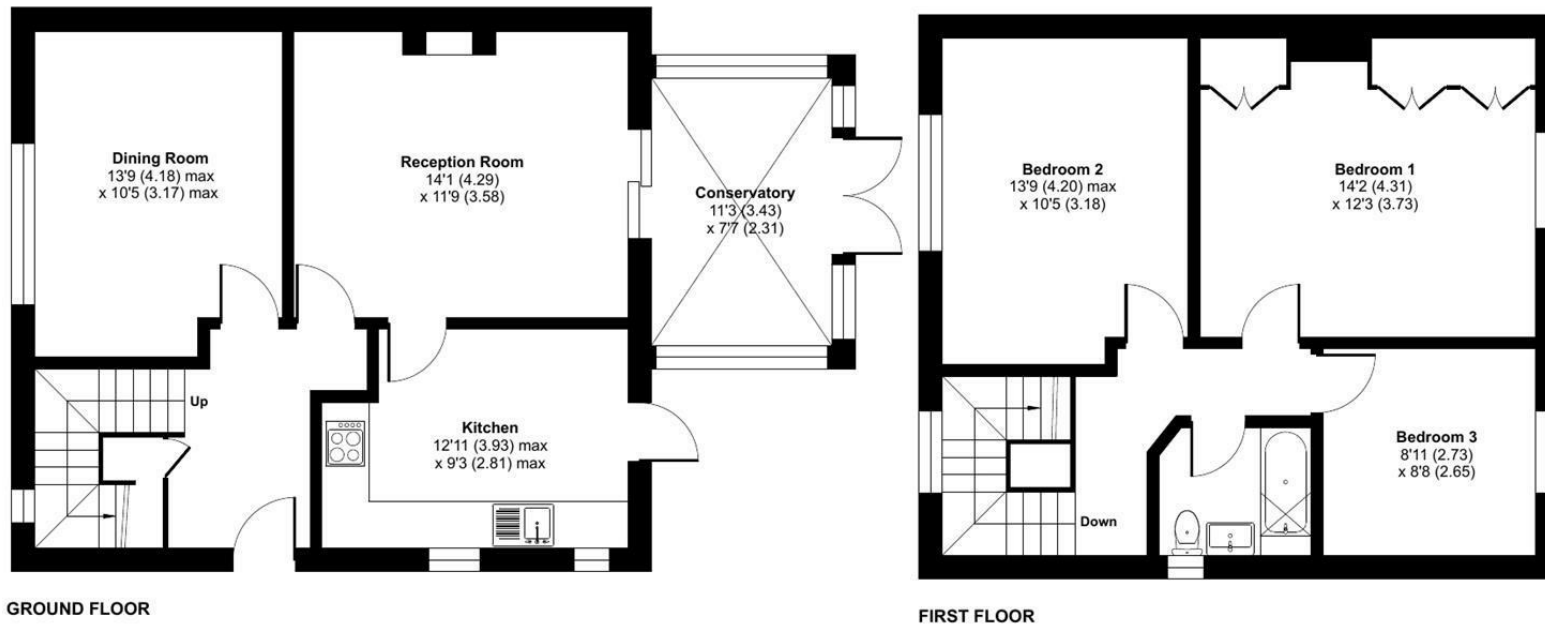
EPC Rating D



Leaze Road, Melksham, SN12

Approximate Area = 1182 sq ft / 109.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Strakers. REF: 1439968

Disclaimer 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. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.