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LOCK & KEY
Estate Agents



2 Gladstone Road , Melksham, SN12 7GZ

Lock and Key independent estate agents are pleased to offer this attractive and truly immaculate three bedroom detached property built by Barratt Homes to their Ennerdale design, being situated in a cul-de-sac on the highly favoured eastern side of town offering good road links to other centres, amenities, Bath and the M4. Based on two floors the accommodation comprises, an entrance hall, cloakroom, a lovely fully fitted kitchen / dining room, and a dual aspect living room making up the ground floor accommodation. On the first floor are three bedrooms, an en-suite and a family bathroom room. Additional features include double glazing and gas heating. Externally there is a fully enclosed garden with brick walling to the perimeters leading to the drive parking. The property is presented in excellent condition throughout and an early internal viewing is strongly recommended.

£325,000

2 Gladstone Road

, Melksham, SN12 7GZ



- Attractive & Detached
- Entrance Hall, Double Glazing & Gas Heating
- Lovely Kitchen / Dining Room
- Good Road Links & Amenities
- Truly Immaculate Throughout
- Store Cupboard & Cloakroom
- Light & Airy Living Room
- Three Bedrooms
- En-Suite & Family Bathroom
- Enclosed Garden & Drive Parking

Situation

Accommodation

Entrance Hall

Cloakroom

Sitting Room

Kitchen/Dining Room

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

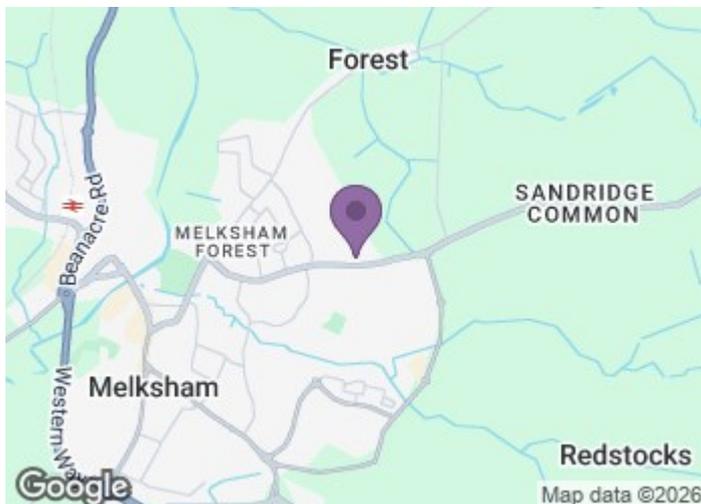
Bathroom

Externally

Parking

Rear Graden

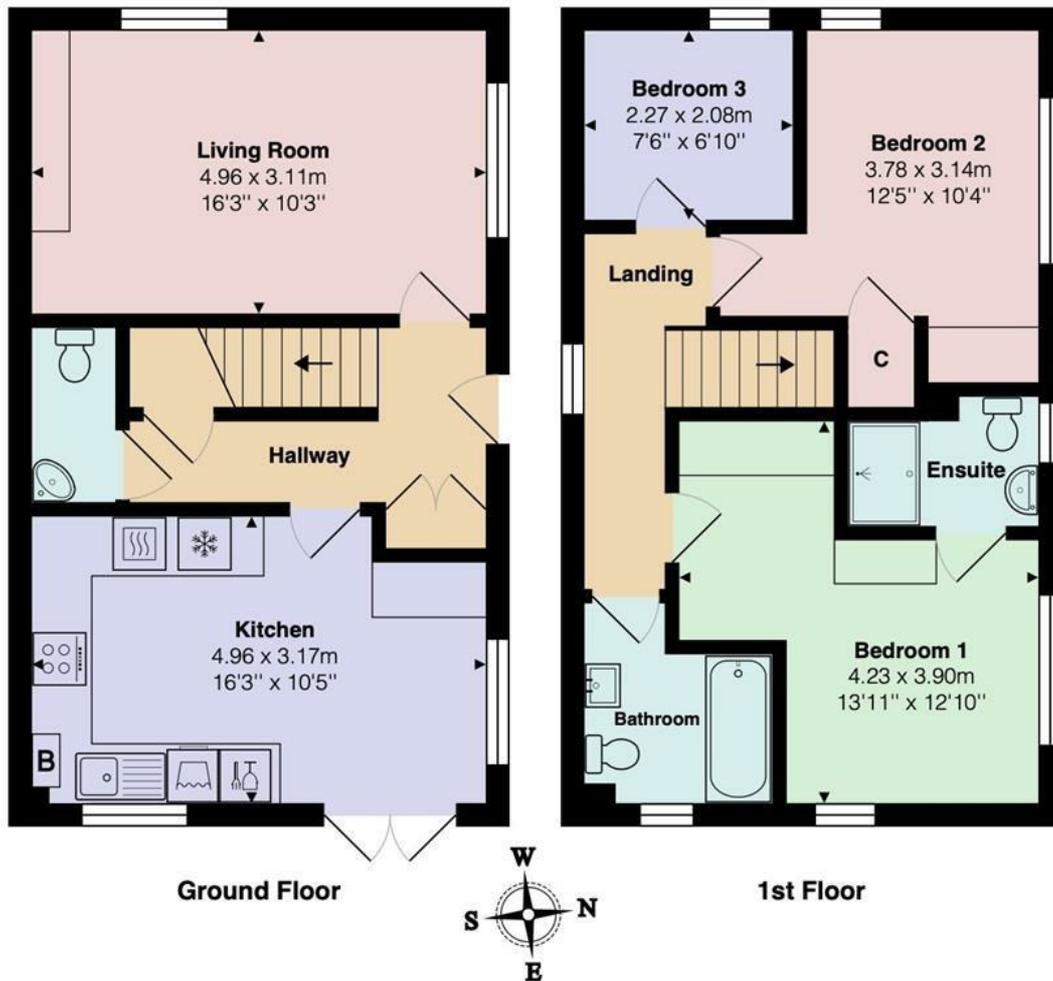
Directions



Directions



Floor Plan



Ground Floor

1st Floor

Total Area: 84.4 m² ... 908 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser.
www.meyerenergy.co.uk

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			95
(81-91) B		83	
(69-80) C			
(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	