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**LOCK & KEY**  
*Estate Agents*



## 12 Chalfield Crescent , Melksham, SN12 7BU

Lock and Key independent estate agents are pleased to offer this attractive, spacious bay fronted end of terrace detached property believed to be built in the 1960's situated in an established cul-de-sac with a generous corner plot just off the favoured Sandridge Road area on the eastern side of the town. The accommodation is arranged over two floors and comprises an entrance hall, bay fronted living room, good size kitchen / dining room. On the first floor there are three bedrooms and family bathroom. Externally there are front, side and enclosed rear gardens, parking and a garage. The property further benefits from gas heating and double glazing. Potential to extend subject planning permissions being granted. No Chain.

**£260,000**

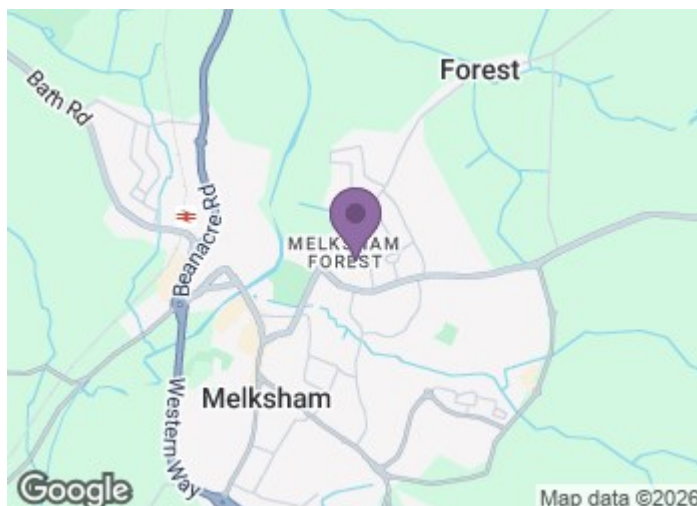
# 12 Chalfield Crescent

, Melksham, SN12 7BU



- No Chain
- Parking & Garage
- Hall, Bay Fronted Living Room
- Ideal FTB
- Potential To Extend (Stpp's)
- Attarctive, End Terrace, Bay Fronted
- Good Size Kitchen / Dining Room
- Decent Corner Plot / Gardens
- Three Bedrooms
- Double Glazing & Gas Heating

## Situation



## 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		
(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