



50 Methuen Avenue, Melksham, SN12 7AJ

£240,000



- Chain Free
- Three Bedrooms
- Parking
- Freehold
- Enclosed Rear Garden
- Countryside Views

Discover Melksham: A Charming Wiltshire Town with Excellent Connectivity

Nestled along the banks of the River Avon, Melksham is a market town that blends historical charm with modern conveniences. It offers a welcoming community atmosphere complemented by a range of amenities.

Local Amenities and Lifestyle

Melksham boasts a high street filled with independent shops, cafes, and traditional pubs. For leisure and recreation, the town offers several parks and green spaces, including King George V Playing Field, which features a playground, skate park and is home to Melksham Parkrun. The nearby Melksham Community Campus enhances the town's leisure offerings with swimming pool, sports hall, gym and cafe.

THE PROPERTY

Welcome to Methuen Avenue, a three bedroom semi-detached property in the popular Forest Area of Melksham overlooking a play area and open fields to the rear.

Accommodation:

UPVC front door with glazed side panel opens onto a hallway with door to the living room and stairs to the first floor, laminate flooring

Living Room

Dual aspect room with windows to front and rear, laminate flooring, radiator

Kitchen

Range of base and wall units, sink with mixer tap & drainer, electric hob & oven, space for washing machine and fridge/freezer, under stairs cupboard, radiator, storage cupboard containing meters, part glazed door to side, window overlooking the garden

Landing

Bedroom One

Window to front, laminate flooring, radiator

Bedroom Two

Window to rear, laminate flooring, radiator

Bedroom Three

Dual aspect room with windows to front and side, laminate flooring, radiator

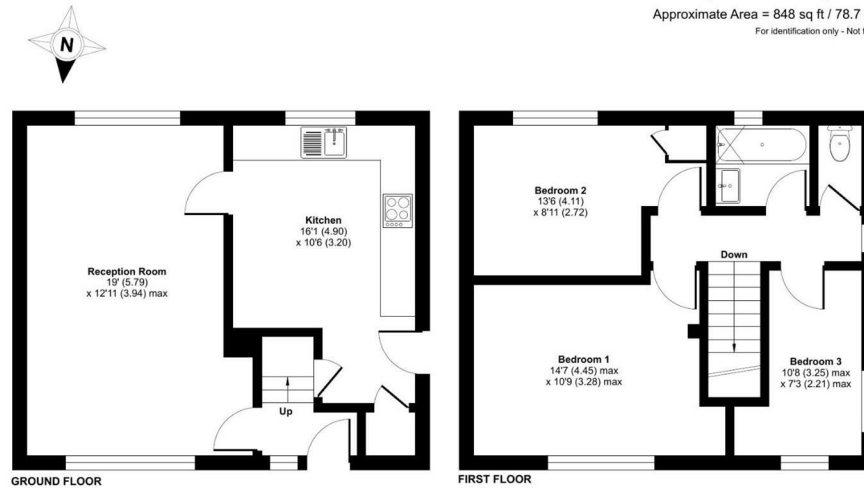
Bathroom

With bath, electric shower and shower screen, sink, window to rear

Separate WC

Methuen Avenue, Melksham, SN12

Approximate Area = 848 sq ft / 78.7 sq m
For identification only - Not to scale



Certified Property Measurement
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnschecom 2024. Produced for Forest Lettings & Property Management. REF: 1093472

SITUATION

Directions

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