

# TO LET

50 Methuen Avenue, Melksham, SN12 7AJ

£240,000

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

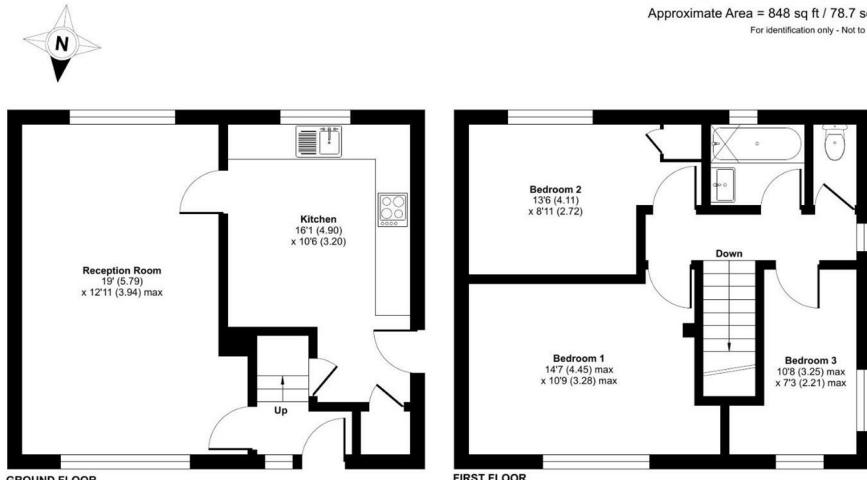
Dual aspect room with windows to front and side, laminate flooring, radiator

#### Bathroom

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

#### Separate WC

## SITUATION



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024.  
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## Directions

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