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**LOCK & KEY**  
*Estate Agents*



## 25 Sherwood Avenue , Melksham, SN12 7HJ

Lock and Key independent estate agents are pleased to offer this smart two bed semi detached property situated in a favoured cul-de-sac on the eastern side of town. The accommodation comprises, an entrance porch, light and airy living room, fitted kitchen and a lovely conservatory. Off the living room there is an inner hall, two bedrooms and a re-fitted shower room. Additional features include double glazing and gas heating. Externally there is drive parking leading to the garage with power connected, personal door to rear, side access and an enclosed rear garden with useful garden shed. Viewing is strongly recommended. No Chain.

**£269,500**

# 25 Sherwood Avenue

, Melksham, SN12 7HJ



- No Onward Chain
- Lovely Conservatory
- Re-Fitted Shower Room
- Garage & Drive Parking
- Semi Detached Bungalow
- Porch, Light & Airy Living Room
- Double Glazing & Gas Heating
- Two Bedrooms
- Fitted Kitchen
- Enclosed Rear Garden

## Situation

## Accommodation

## Entrance Lobby

## Living Room

16'10 x 12'1 (5.13m x 3.68m)

## Fitted Kitchen

9'7 x 8'11 (2.92m x 2.71m)

## Conservatory

11'5 9'2 (3.48m x 2.79m)

## Inner Hall

## Bedroom One

13'8" x 10'2" (4.17 x 3.10)

## Bedroom Two

13'0" x 7'1" (3.96 x 2.16)

## Shower Room

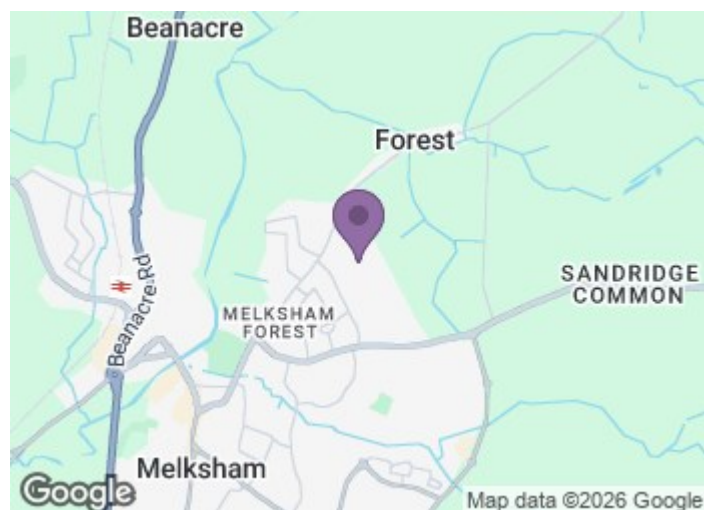
## Externally

## Garage

15'5 x 7'11 (4.70m x 2.41m)

## Rear Garden

## Directions



## Directions



## Floor Plan

**Sherwood Avenue, Melksham, SN12 7HJ**  
 Approximate Gross Internal Area  
 Total = 79 sq m (852 sq ft)  
 Main House = 69 sq m (743 sq ft)  
 Garage = 10 sq m (109 sq ft)



© Meyer Energy 2026. Drawn to RICS guidelines. Not drawn to scale.  
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
 All measurements and areas are approximate and should not be relied on as a statement of fact.

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			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	