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**LOCK & KEY**  
*Estate Agents*



## 115 Forest Road , Melksham, SN12 7AE

Lock and Key independent estate agents are pleased to offer this attractive, extended and therefore spacious three bed bay fronted semi detached property built in the 1930's situated in a tree lined road with convenient access to the town centre. Offering excellent living proportions throughout the accommodation is arranged over two floors and comprises an entrance porch, light & airy living room with lovely recesses, a kitchen / breakfast room, a fabulous conservatory, an extended dining room / family room, inner passage to a useful utility and cloakroom. To the first floor there are three bedrooms and a smart family bathroom. Externally there is ample parking for vehicles, and a wonderful enclosed rear garden, with patio and seating areas and a useful shed and summerhouse with power and wifi. The property further benefits from gas heating and double glazed. Viewing is strongly recommended.

**£325,000**

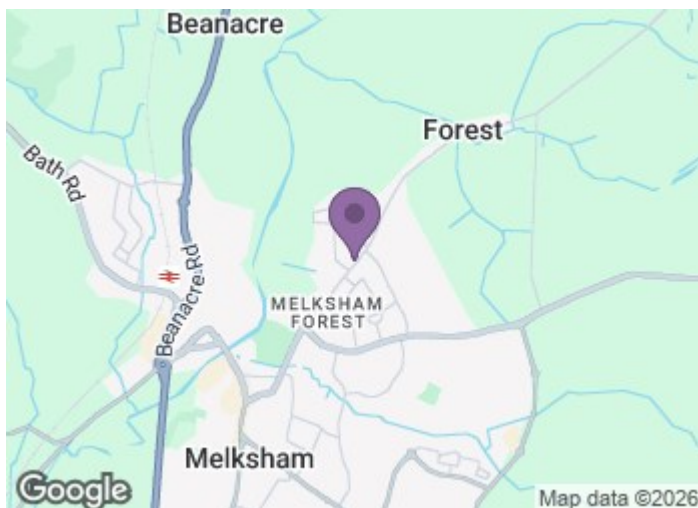
# 115 Forest Road

, Melksham, SN12 7AE

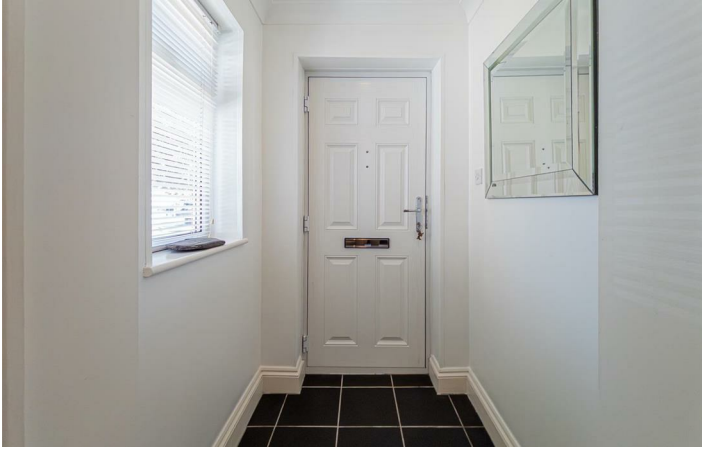


- Attractive Bay Fronted
- Three Bedrooms
- Fabulous Conservatory & Extended Dining Room
- Ample Parking For Vehicles
- Extended & Therefore Spacious
- Porch, Light & Airy Living Room
- Useful Utility & Cloakroom
- 1930's Semi Detached
- Fitted Kitchen / Breakfast Room
- Stunning Rear Garden & Summerhouse

## Situation



## Directions



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