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**LOCK & KEY**  
*Estate Agents*



## 41 Awdry Avenue , Melksham, SN12 7AG

Lock and Key independent estate agents are pleased to offer this extended and therefore spacious three bed end terraced property situated going out on the favoured Lacock side of town. The accommodation comprises an entrance porch, hallway, good size dual aspect living room, decent size kitchen into the dining room area. To the first floor there are three bedrooms and a family bathroom. The property further benefits from gas heating and double glazing. Externally there is a rear garden, side access, two useful storage units and ample off road parking for vehicles. Ideal for first time buyer. Viewing is strongly recommended. No Chain

**£285,000**

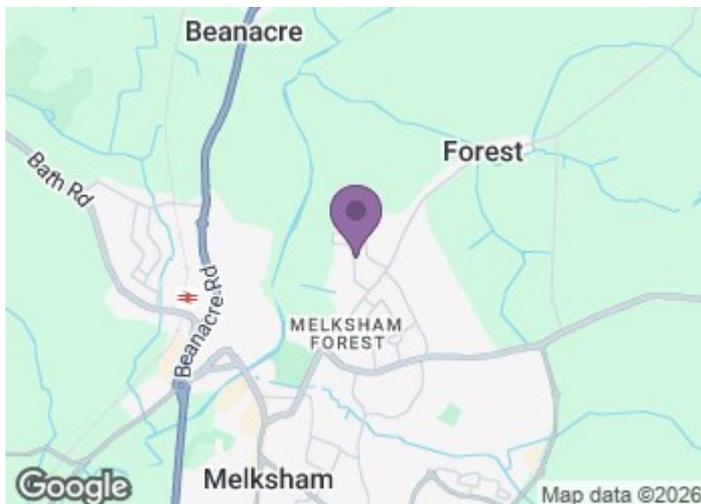
# 41 Awdry Avenue

, Melksham, SN12 7AG



- No Chain
- Porch, Hallway
- Family Bathroom
- Ideal First Time Buyer
- Extended, Spacious End Terrace
- Good Size Dual Aspect Living Room
- Double Glazing & Gas Heating
- Three Bedrooms
- Large Kitchen & Dining Room Area
- Rear Garden & Ample Parking

## Situation



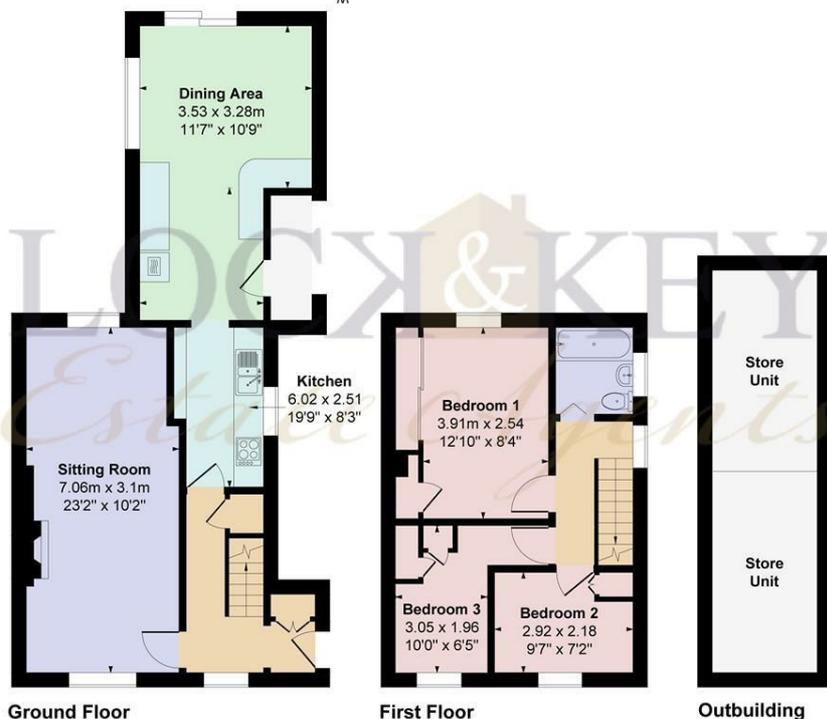
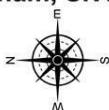
## Directions



## Floor Plan

### Awdry Avenue, Melksham, SN12 7AG

Approximate Gross Internal Area  
 Main House = 88 sq m (952 sq ft)  
 Total = 106 sq m (1141 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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 88                      | 92        |
| (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 |           |