



## Skylark Road, Melksham, Wiltshire

Freehold | Semi-Detached | Living Room | Re-fitted Kitchen/Diner | Three Bedrooms |  
Bathroom & En-suite | Garden | Garage

**Asking Price: £290,000 (Guide Price)**

# Skylark Road, Melksham, Wiltshire

## DESCRIPTION

Clare Richter at Keller Williams is pleased to present this beautiful 3 bedroom semi-detached family home situated on one of Melksham's most popular estates and within the catchment area for one of Melksham's most sought after schools. Accommodation: UPVC door opens onto a hallway with doors to the reception rooms and stairs to the first floor, cupboard under the stairs Downstairs WC Sink, WC and radiator. Living Room Double aspect room with windows to front and French doors to rear, radiator Kitchen/Diner Re-fitted in early 2023 this fantastic, light room comprises of a range of base and wall units, double oven, hob, extractor hood, space for dishwasher, washing machine, wine cooler and fridge/freezer. The dining area also has fitted units for extra storage. Window to front and French doors to rear garden. Boiler - replaced in September 2022 Landing Window to rear, airing cupboard containing pressurised water tank Bedroom One Window to rear, radiator En-suite Shower Room Window to front, shower cubicle, sink with vanity and WC. Bedroom Two Window to front, radiator Study Window to front Bedroom Three Window to rear, radiator, loft hatch - loft not boarded Family Bathroom Window to front, part tiled with three piece suite comprising of WC, sink and bath with shower attachment. Outside The enclosed rear garden is mostly laid to gravel, with patio area and raised beds, rear access to garage and side gate access. Garage Single garage with up and over door. The property is situated just over a mile from the centre of Melksham and its many facilities including King George V park with its revamped children's playground, splashpad and dog run. The town has a new leisure centre with swimming pool, fitness centre and library. There are a range of shops, cafes, restaurants and supermarkets. Cranesbill Play Area is a short distance away. There are a range of primary schools in the area including Forest and Sandridge (rated good), River Mead (rated good) and Aloeric (rated good) all within 1 mile of the house. Melksham Oak Secondary school (rated good) is also a mile away. Sports facilities in the area include football, rugby and cricket clubs along with water activities being offered on the river. Melksham also has great provision for other clubs including dance, gymnastics and martial arts. Beavers, Cubs, Scouts, Rainbows, Brownies and Guides also have groups







## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>76</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



07494 173407



21 Philip Close, Melksham, SN12 7AP



clare.richter@kwuk.com