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Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with MetreX CS20

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
62	88	56	87
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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 a representation or warranty in respect of the property. Floor plan measurements and distances are approximate only and should not be relied upon. We have not carried out a detailed survey nor tested the services, appliances or specific fittings.



Forest Road £180,000

- No Chain
- Older Style Property
- Garage & Parking At Rear
- Entrance Hall
- Three Bedrooms
- Sitting Room, Dining Room
- Kitchen & Bathroom
- Front & Rear Gardens
- Gas Heating & Double Glazed
- Ideal First Time Purchase

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Forest Road

Melksham SN12 7AB

Lock and Key independent estate agents are pleased to offer this three bed older style property situated in a mature residential area set among similar properties going out on the Lacock side of town. The accommodation comprises an entrance hall, sitting room, dining room opening to a fitted kitchen and a bathroom on the ground floor. To the first floor there are three bedrooms Externally there are front and rear gardens and a garage and parking space located to the rear of the property. Ideal First Time Buyer or Investor. No Chain.

Situation

Within an established residential area, the property lies close to a range of local amenities which include veterinary surgery, launderette, hairdressers, supermarket, 'convenience' store, and public house, whilst the centre of Melksham with its range of facilities including swimming pool/fitness centre, library and 'bus services to surrounding towns lies just over one mile away with primary schools available in Lowbourne about half a mile distant.

Neighbouring towns include Calne, Corsham, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of main line rail services. The City of Bath with its many facilities lies some ten miles distant whilst access to the M4 at junction 17 lies three miles north of Chippenham.

Accommodation

Double glazed front door with decorative glazed panes inset opening to:

Entrance Hall

Obscure double glazed pane to front, stairs to first floor, built-in storage cupboard, radiator.

Sitting Room

3.33m x 3.28m max (10'11" x 10'09" max)

Double glazed window to front, television point, radiator.

Dining Room

3.63m x 3.28m into recess (11'11" x 10'09" into recess)

Double glazed window to rear, wooden fire surround with coal effect fire inset, radiator, opening to:

Kitchen

4.45m x 2.08m max (14'07" x 6'10" max)

A range of wall and base units, work surface with stainless steel sink inset, tiled surrounds, space and point for gas cooker, space and plumbing for automatic washing machine, door to:

Rear Lobby

Double glazed door opening to rear garden, storage cupboard, radiator, door to:

Bathroom

Obscure double glazed window. A white suite comprising a panelled bath with shower over and mixer tap with a shower attachment, low level W.C with integrated cistern, inset wash hand basin with matching cupboard below, matching wall mounted cupboards with inset mirror and down lighters above, ladder style radiator.

First Floor Landing

Access to loft space, doors to all rooms.

Bedroom One

5.11m max nar to 3.94m x 3.33m (16'09" max nar to 12'11" x 10'11")

Double glazed window to front, radiator.

Bedroom Two

3.66m x 2.41m +door recess (12'0" x 7'11" + door recess)

Double glazed window to rear, radiator.

Bedroom Three

2.69m x 2.54m max (8'10" x 8'04" max)

Double glazed window to rear, built-in airing cupboard housing hot water tank and linen shelves.

Externally

The front garden is enclosed by mature hedging with an opening to a pathway to front door.

Garage & Parking

There is a single garage located to the rear of the property with a parking space to the side.

Rear Garden

Patio area with a pathway continuing to the rear with lawn to either side, gated access leading to the garage and parking.

Directions

From the agents office proceed to the High Street and turn left, continue to the roundabout and bear right into Lowbourne, proceed to the double mini roundabout and bear left into Forest Road where the property can be found on the left hand side.