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LOCK & KEY
Estate Agents



82 Kenilworth Gardens , Melksham, SN12 6AP

Lock and Key independent estate agents are pleased to offer this attractive three bed semi detached property situated within a level walk into town and convenient to local amenities. The accommodation is arranged over two floors and comprises an entrance hall, useful home office & cloakroom, living room, a lovely fitted kitchen / dining room, a useful utility and a large conservatory. To the first floor there are three bedrooms and a family bathroom. Externally there is ample drive parking leading, side access to the good size enclosed rear garden. The property further benefits from gas heating and double glazing. Viewing is strongly recommended.

£325,000

82 Kenilworth Gardens

, Melksham, SN12 6AP



- Attractive Semi Detached
- Living Room
- Large Conservatory
- Good Size Rear Garden
- Three Bedrooms, Ent Hall
- Lovely Kitchen / Dining Room
- Family Bathroom
- Useful Home Office & Cloak
- Utility Room
- Double Glazed & Gas Heating

Situation

Accommodation

Entrance Hall

Home Office & Cloakroom

Living Room

13'5 x 12'9 max (4.09m x 3.89m max)

Utility

9'4 x 7'1 (2.84m x 2.16m)

Kitchen / Dining Room

Conservatory

17'4 x 8'7 (5.28m x 2.62m)

First Floor Landing

Family Bathroom

Bedroom One

12'11 x 10'10 max (3.94m x 3.30m max)

Bedroom Two

12'11 x 11'6 max (3.94m x 3.51m max)

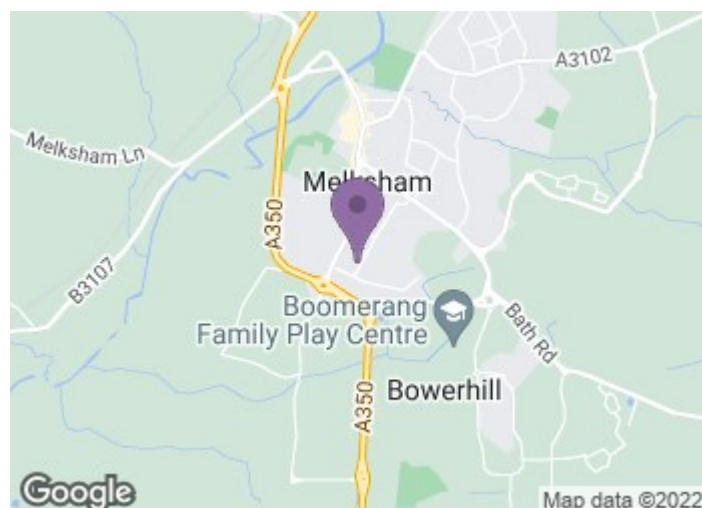
Bedroom Three

10'6 x 8'7 max (3.20m x 2.62m max)

Externally & Parking

Rear Garden

Directions



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	