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LOCK & KEY
Estate Agents



23 Foresters Park Road , Melksham, SN12 7RW

Lock and Key independent estate agents are pleased to offer this smart three bed end terraced property situated on a on the eastern side with good access to local amenities. Based on two floors the accommodation comprises, an entrance porch, a good size living room and a kitchen / breakfast room. On the first floor there are three bedrooms and a family bathroom. Externally there are front and enclosed rear gardens. Useful benefit of parking in the front. There is also a garage in a block. The property further benefits from gas heating and double glazing. Ideal First time Purchase or Downsizing. Viewing is strongly recommended.

£235,000

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, Melksham, SN12 7RW

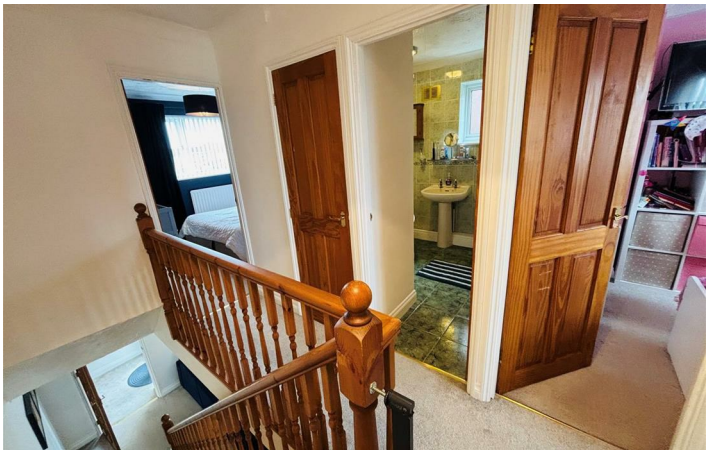


- Smart End Terrace Home
- Kitchen / Breakfast Room
- Useful Parking In Front & Garage In A Block
- Viewing Is Strongly Recommended
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Porch, Spacious Living Room
- Double Glazing & Gas Heating
- Ideal First Time Purchase

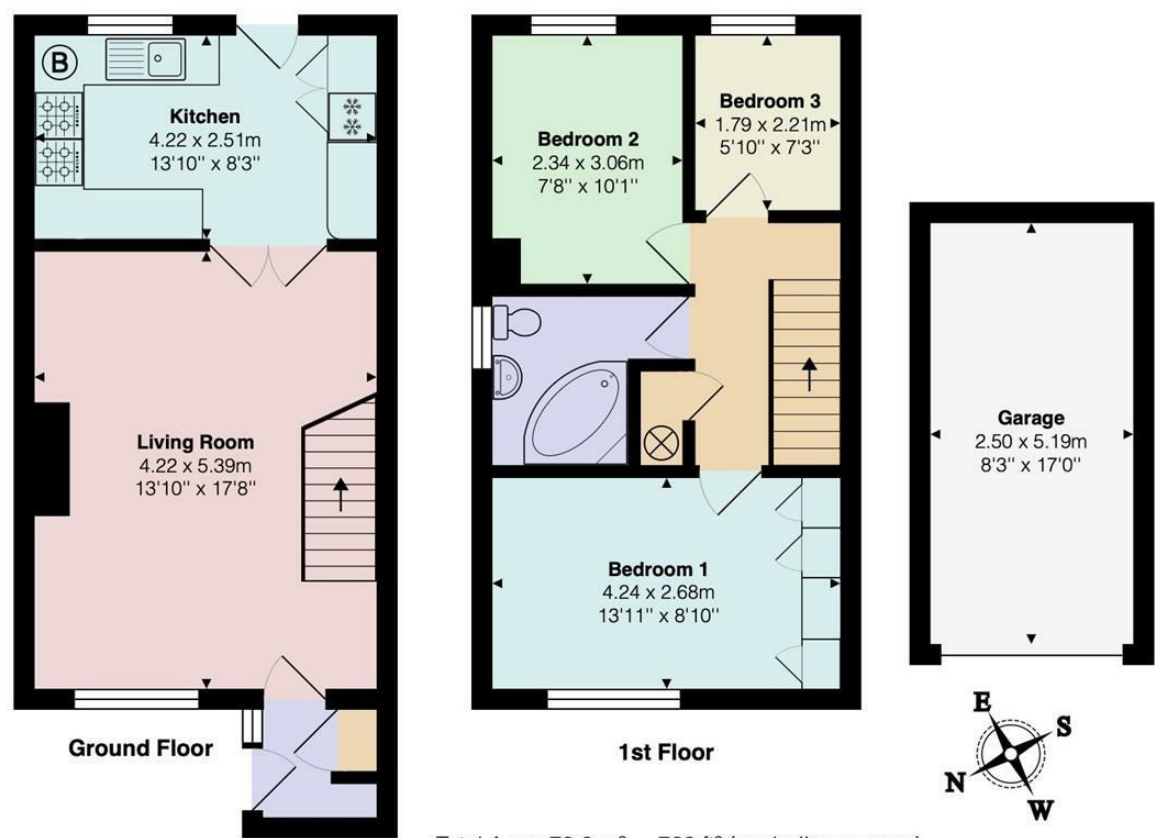
Situation



Directions



Floor Plan



Total Area: 70.8 m² ... 762 ft² (excluding garage)

Whilst every attempt 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 is for illustrative purposes only and should be used as such by any prospective purchaser.
www.meyerenergy.co.uk

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) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC