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LOCK & KEY
Estate Agents



26 Kenilworth Gardens , Melksham, SN12 6AF

Lock and Key independent estate agents are pleased to offer this attractive, beautifully presented, extended and therefore spacious three bed bay fronted 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 inviting entrance hall, cloakroom, a bay fronted living room, a dining room area and a stunning fitted kitchen / dining room and useful utility. To the first floor there are three bedrooms and a family bathroom. Externally there is ample drive parking and lovely enclosed rear gardens. The property further benefits from gas heating and double glazing. Viewing is strongly recommended. No Chain.

£320,000

26 Kenilworth Gardens

, Melksham, SN12 6AF



- Attractive Semi Detached
- Bayfronted Living Room & Dining Area
- Family Bathroom
- Parking & Large Rear Garden
- Extended, Spacious & No Chain
- Stunning Kitchen / Dining Room
- Beautifully Presented Throughout
- Three Beds, Cloakroom
- Useful Utility
- Gas Heating & Double Glazed

Situation

Accommodation

Entrance Hall

Cloakroom

Sitting Room

Dining Area

Kitchen/Breakfast Room

Utility Room

First Floor Landing

Bedroom One

Bedroom Two

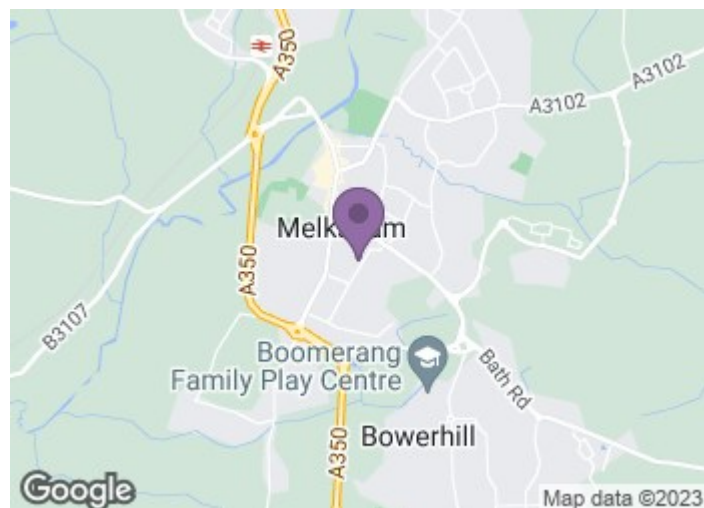
Bedroom Three

Family Bathroom

Externally

Rear Garden

Directions



Directions



Floor Plan



Total Area: 94.2 m² ... 1014 ft²

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 firms 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		
(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