

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: [info@homesinmelksham.co.uk](mailto:info@homesinmelksham.co.uk)

[www.homesinmelksham.co.uk](http://www.homesinmelksham.co.uk)

**LOCK & KEY**  
*Estate Agents*



## 20 Avon Road , Melksham, SN12 8AY

Lock and Key independent estate agents are pleased to offer this attractive, extended and therefore spacious three bed semi detached property situated on the favoured Chippenham side of town close to amenities, and offering excellent road links to the M4 and other centres. Based on two floors the accommodation comprises an entrance hall, light and airy living room, dining room opening into the beautiful kitchen. There is a door from the kitchen where the current owners have partitioned off the garage to make a useful play room for the children and part storage. On the first floor there are three bedrooms, a family bathroom and a separate W/C. Additional features include double glazing and gas heating. Externally there is ample drive parking, garage, side access to a good size southerly aspect rear garden which is fully enclosed. Ideal for FTB's, upsizers and downsizers, its a great buy! Viewing is strongly recommended.

**£325,000**

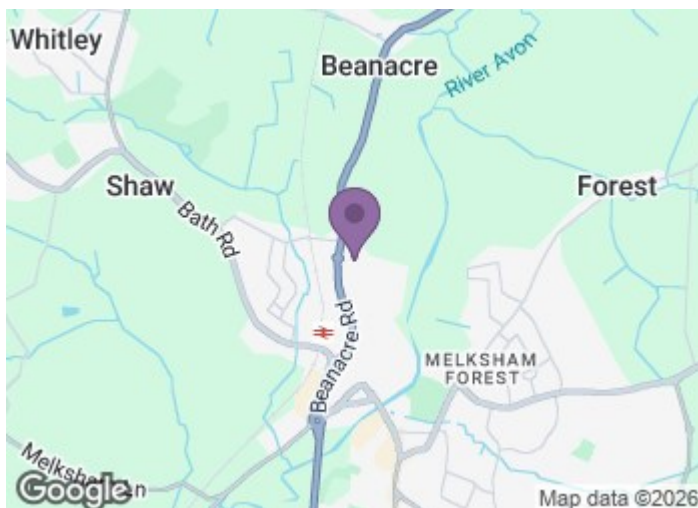
# 20 Avon Road

, Melksham, SN12 8AY



- Attractive, Extended & Spacious
- Entrance Hall, Light & Airy Living Room
- Double Glazing & Gas Heating
- Close To Amenities, Good Road Links To M4 & Others Centres
- Semi Detached
- Dining Room, Opening Into A Beautiful Kitchen
- Ample Parking & Garage (converted partly with storage and playroom)
- Three Bedrooms
- Family Bathroom & Sep W/C
- Southerly Aspect Good Size Rear Garden

## Situation



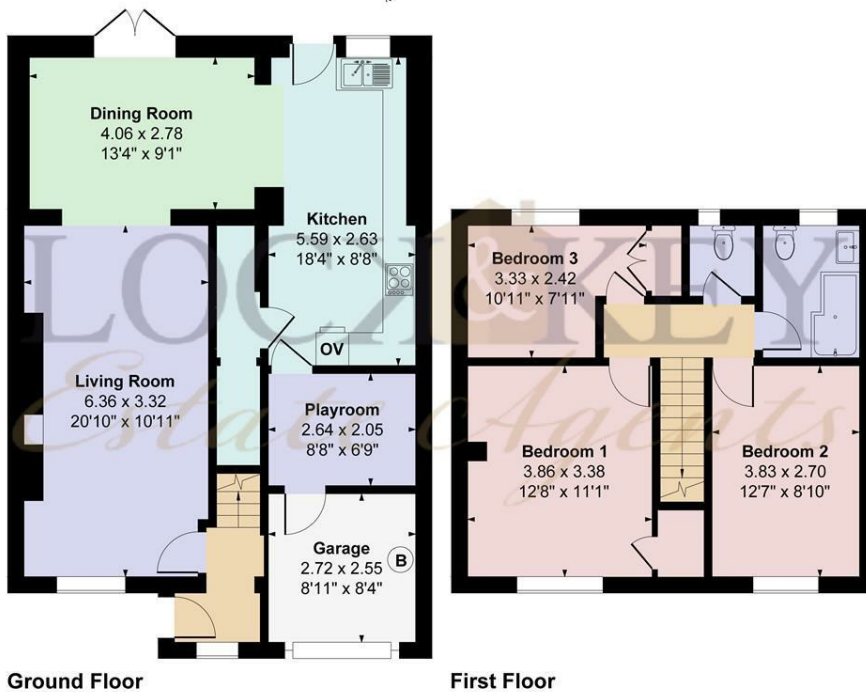
## Directions



## Floor Plan

### Avon Road, Melksham, SN12 8AY

Approximate Gross Internal Area  
 Total = 118 sq m (1273 sq ft)  
 Main House = 111 sq m (1194 sq ft)  
 Garage = 7 sq m (79 sq ft)



© Meyer Energy 2026. Drawn to RICS guidelines. Not drawn to scale.  
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
 All measurements and areas are approximate and should not be relied on as a statement of fact.

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			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	