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LOCK & KEY
Estate Agents



45 Tower Road , Melksham, SN12 7JQ

Lock and Key independent estate agents are pleased to offer this truly immaculate, extended and therefore spacious 3 / 4 bed end terraced property situated tucked away in a cul-de-sac on the eastern side of town in front of a pleasant green aspect with ease of access to local amenities including schools, green spaces and shops. The accommodation is arranged over two floors and comprises an entrance porch, sitting room, a lovely fitted kitchen, a wet room and a further room that could be used as a dining room or an additional bedroom. To the first floor are three bedrooms and a family bathroom. Externally there are front and rear gardens along with a single garage and parking. The property further benefits from gas heating and double glazing. Ideal for first time buyer or investment. Viewing strongly recommended.

£260,000

45 Tower Road

, Melksham, SN12 7JQ



- Attractive End Terraced
- Porch, Living Room
- Bed Four / Dining Room
- Gardens, Garage & Parking
- Truly Immaculate
- Modern Fitted Kitchen
- Lovely Bathroom Suite
- Extended & Spacious
- Useful Wet Room Downstairs
- Three Further Bedrooms

Situation

Accommodation

Entrance Porch

Living Room

19'1 x 14'2 (5.82m x 4.32m)

Fitted Kitchen

11'5 x 9'08 (3.48m x 2.95m)

Useful Wet Room

8'08 x 5'09 (2.64m x 1.75m)

Bedroom Four / Dining Room

11'3 x 9'09 (3.43m x 2.97m)

First Floor Landing

Bedroom One

11'09 x 11'07 (3.58m x 3.53m)

Bedroom Two

11'08 x 11'04 (3.56m x 3.45m)

Bedroom Three

8'05 x 8'02 (2.57m x 2.49m)

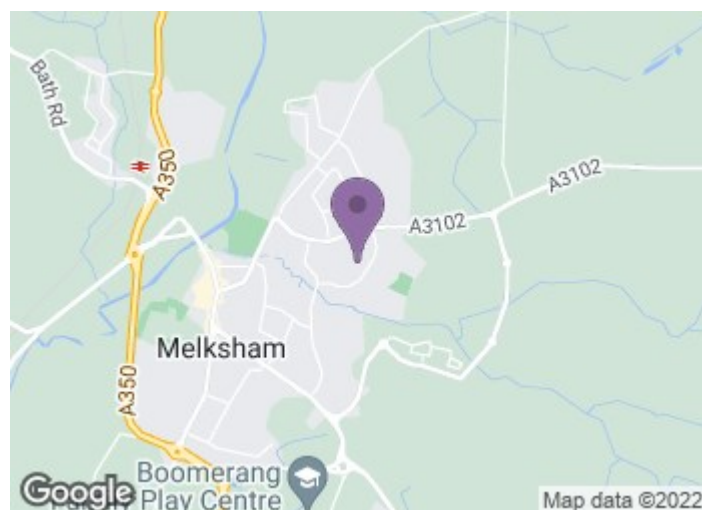
Family Bathroom

Externally

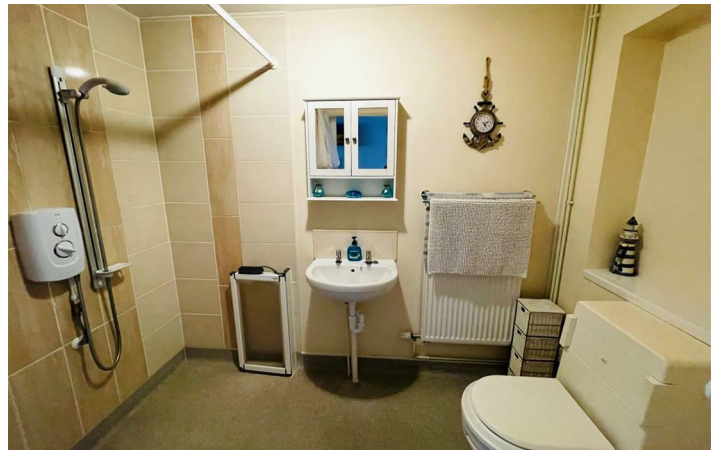
Garage

Enclosed 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	