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**LOCK & KEY**  
*Estate Agents*



## 23 West End , Melksham, SN12 6HJ

Lock and Key independent estate agents are pleased to offer this attractive, charming, extended and therefore spacious two bed bay fronted end terrace Victorian period property situated in a no through road, set amongst similar properties convenient just off the town centre and a few minutes level walk to our bustling Market town of Melksham. Based on two floors the accommodation has had previous renovation work providing modern styling and space with a stunning kitchen extension featuring a cool central island, overhead veleux windows and opening doors on to the garden.

Briefly comprising, an entrance porch, 24ft Bay living room, cloakroom, 17ft fitted kitchen / dining room all open plan. On the first floor two bedrooms and a family bathroom. Additional features include double glazing and gas heating. Externally another notable features the glorious westerly (approx) 100 ft rear garden, split into sections, patio area, useful storage areas, sheds with decking area and a fabulous detached insulated studio, with wifi and power (this can be used as an office, gym, playroom) Side access, blocked pathed at the front and parking. Viewing is strongly recommended.

£280,000

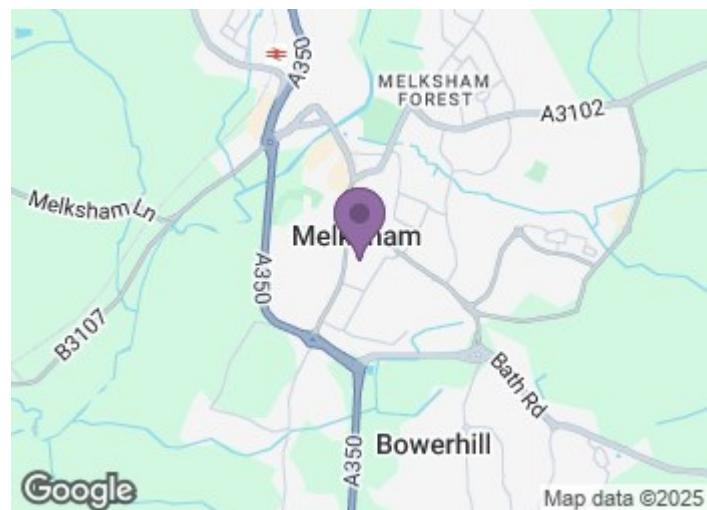
# 23 West End

, Melksham, SN12 6HJ



- Attractive Period Home
- Two Bedrooms & Family Bathroom
- Glorious 100 Ft Rear Garden
- Block Paved Front, Parking & Close To Amenities
- Bay Fronted & Glowing Red Brick
- Cloakroom & 22ft Bay Living Room
- Useful Store Sheds & Insulated Detached Built Studio
- End Terraced & Renovated Over The Years
- Fabulous Kitchen / Dining Room With Island
- Double Glazing & Gas Heating

## Situation



## Directions



## Floor Plan



© Meyer Energy 2025. 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 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	87
(81-91)	B	
(69-80)	C	67
(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	