

17 Mint Grove , Melksham, SN12 6YN

Lock and Key independent estate agents are pleased to offer this attractive, truly immaculate two bed end terrace property built by David Wilson homes to their Wilford design and being situated tucked away in a cul-de-sac on the favoured Hunters Wood. Its an excellent opportunity for both first-time buyers and those looking to downsize. Accommodation comprisin in an entrance hall, cloakroom, fitted kitchen and an inviting living room offers a comfortable space for relaxation and entertaining. On the first floor the contemporary bathroom ensures convenience and style and two double bedrooms. Additional features include gas heating and double glazing. Externally a standout feature is the ample parking available for 2-3 vehicles, a rare find in many urban settings. This added benefit enhances the practicality of the property, allowing for easy access and additional space for you and there are complimentary bay parking for guest too close by. Side access to the garden is which fully enclosed, wooded setting behind. Viewing is strongly recommended.

£240,000

17 Mint Grove

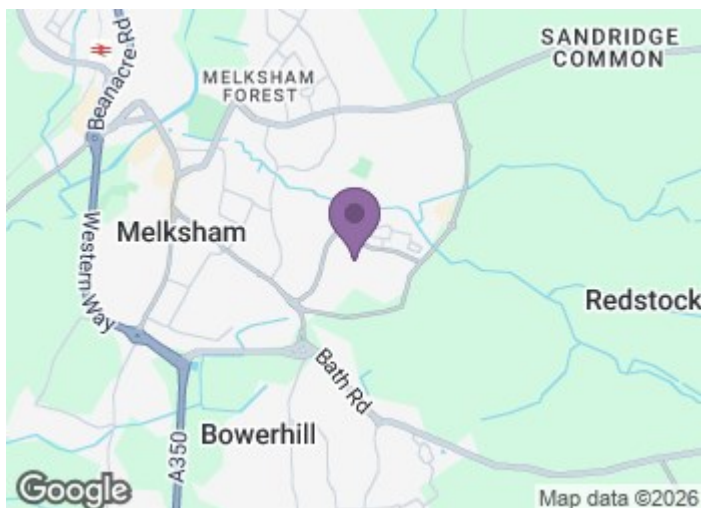
, Melksham, SN12 6YN



- Attractive End Terraced
- Two Double Bedrooms
- Inviting Light & Airy Living Room
- Ideal First Time Buyer & Great For Amenities
- Built By David Wilson To Their Wilfort Design
- Ent Hall, Cloakroom
- Family Bathroom, Double Glazing & Gas Heating
- Immaculately Presented
- Fitted Kitchen
- Ample Parking In Front, Enclosed Rear Garden

Situation

Accommodation



Directions

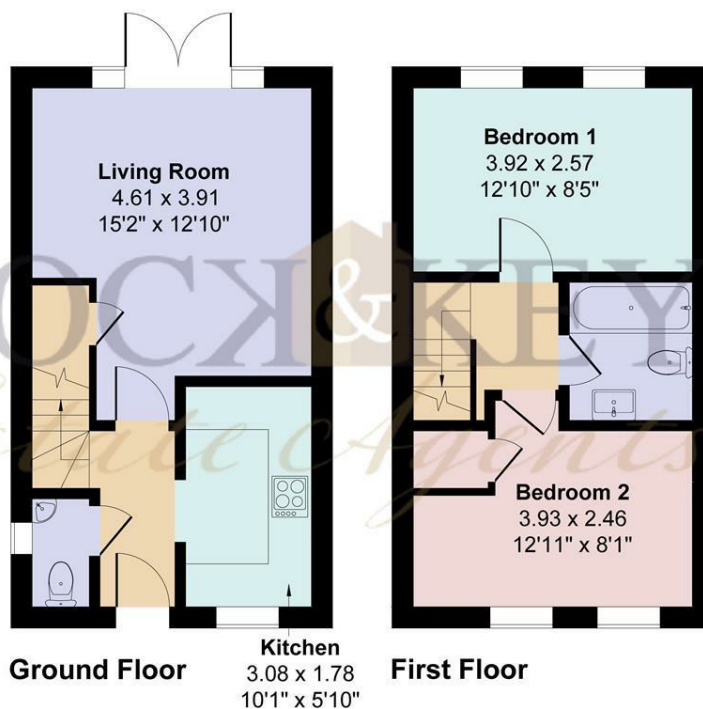


Floor Plan

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Approximate Gross Internal Area

Main House = 56 sq m (607 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			97
(81-91) B		83	
(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	