



## 32 Wiltshire Crescent , Melksham, SN12 7LJ

Lock and Key independent estate agents are pleased to offer this mature (believed to be built in 1958) three bedroom end terraced family home tucked away pleasantly in front of a green aspect within a level walk into our bustling Market town of Melksham. The accommodation is arranged over two floors and comprises an entrance hall, living room, fitted kitchen and a dining room. To the first floor are three bedrooms and a family bathroom. Externally its sits on a decent corner plot with enclosed front, side and rear gardens. The property further benefits from gas heating and double glazing. Ideal First Time Buyers. No Chain.

**£250,000**

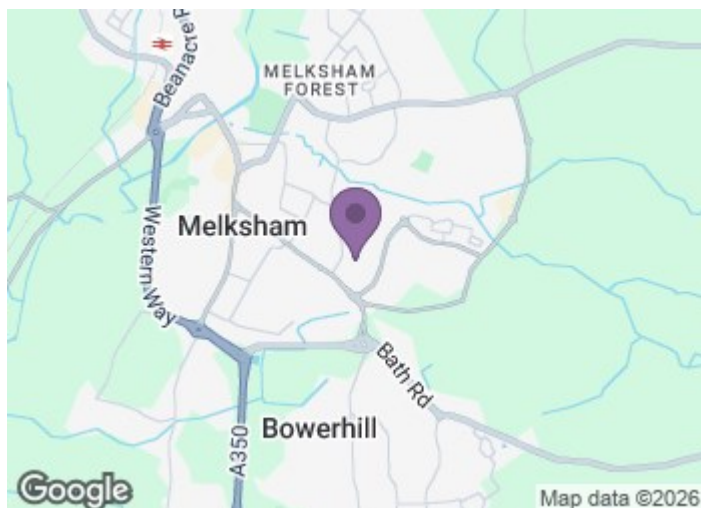
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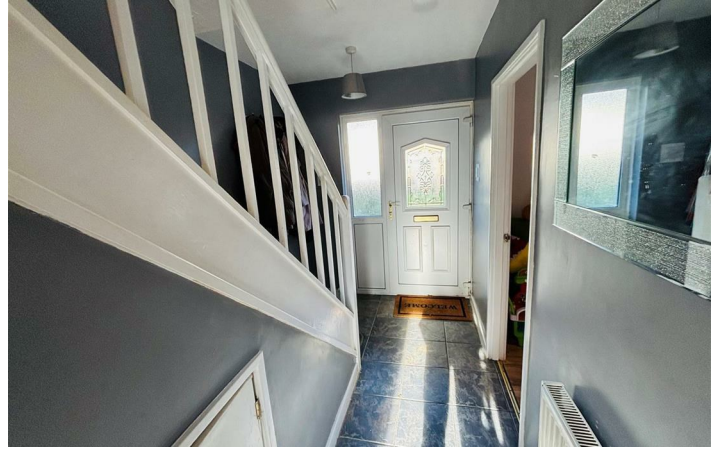
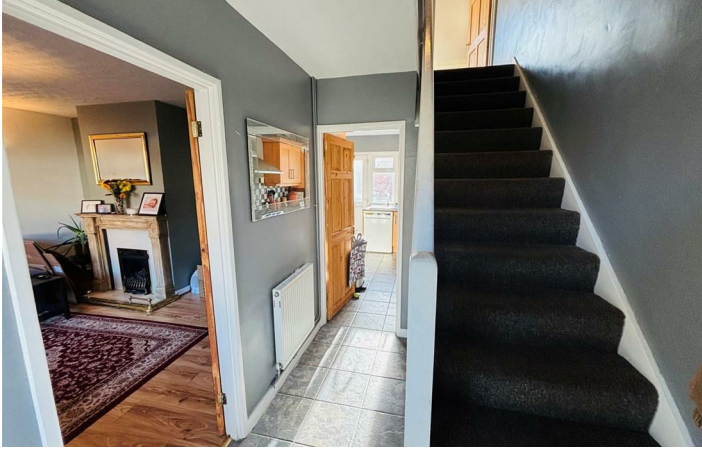


- Level Walk Into Town, Amenities & No Chain
- Green Aspect In Front
- Entrance Hall, Living Room
- Ideal First Time Purchase
- Attractive End Terraced
- Corner Plot Gardens, Front, Side & Rear
- Kitchen & Dining Room
- Pleasantly Tucked Away
- Three Bedrooms & Bathroom
- Double Glazing & Gas Heating

## Situation



## Directions



## Floor Plan

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Approximate Gross Internal Area

Total = 91 sq m (980 sq ft)

Main House = 91 sq m (980 sq ft)



© 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 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		68	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	