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**LOCK & KEY**  
*Estate Agents*



## 491B Semington Road , Melksham, SN12 6DU

Lock and key independent estate agents are pleased to offer this three bedroom detached property occupying a decent corner plot / gardens, going out on the favoured southern side of town. With countryside walks and wildlife areas close by and its convenient to our cherish Kennet & Avon canal links on the very fringe at Semington. In need of some modernisation the accommodation itself is approx 1420 sq ft in total and comprises, an entrance hall, cloakroom, kitchen, dining room, living room and a lovely conservatory. On the first floor there are three bedrooms upstairs and a family bathroom. Externally there is ample parking, front, side and enclosed rear gardens and a garage. No Chain.

**£325,000**

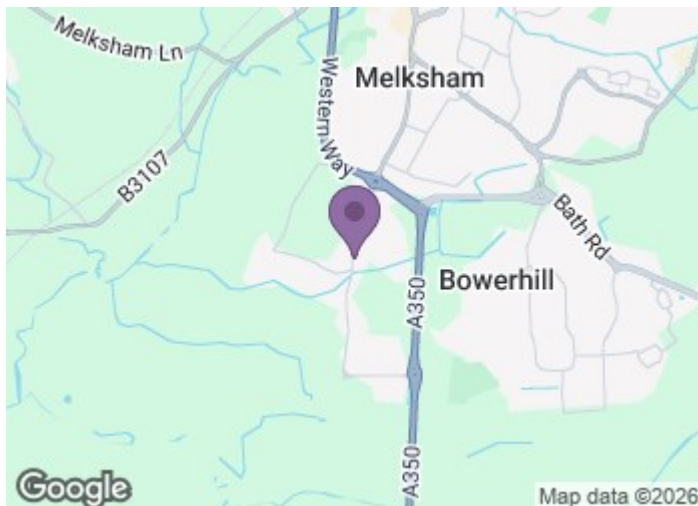
# 491B Semington Road

, Melksham, SN12 6DU



- No Chain
- Ample Parking & Garage
- Living Room, Dining Room & Conservatory
- Southern Side Of Town
- Spacious Detached Home
- In Need Of Some Modernisation
- Three Bedrooms & Bathroom
- Decent Cornert Plot Gardens
- Hall, Cloakroom, Kitchen
- Approx 1460 Sr Ft In Total

## Situation



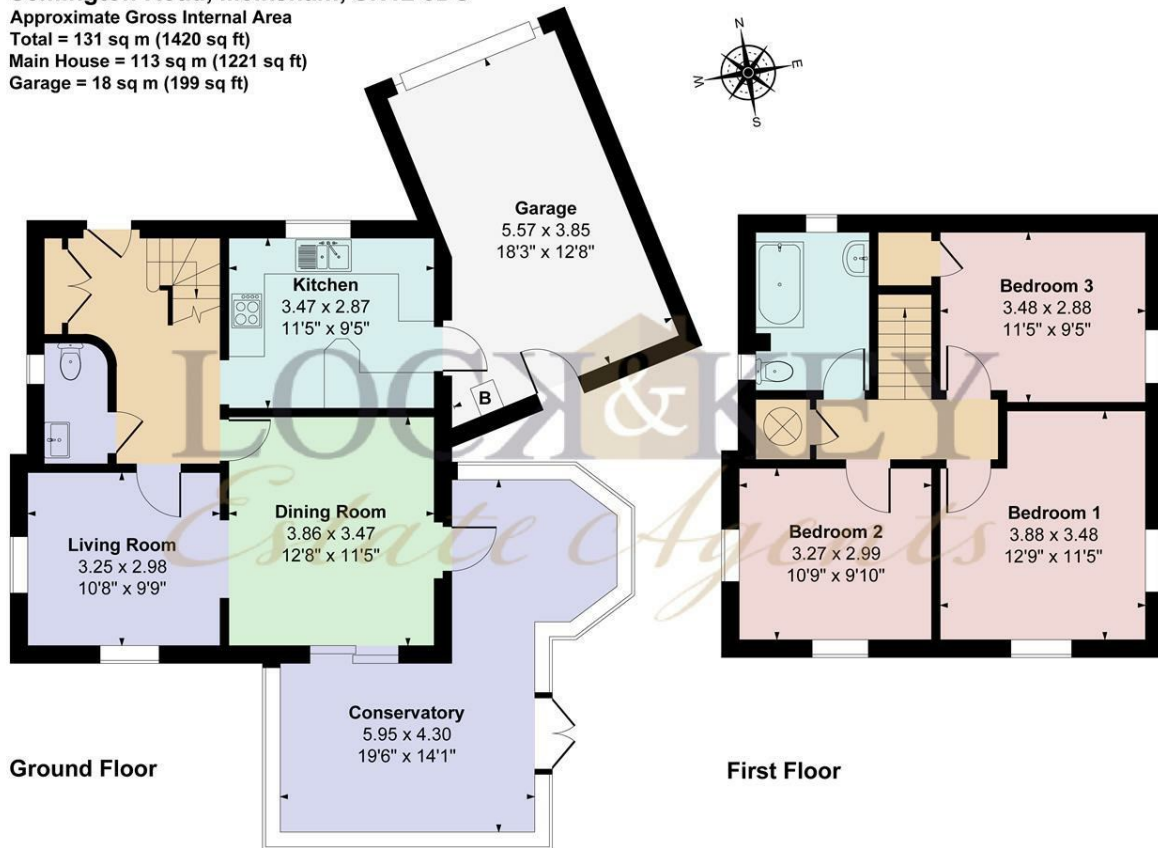
## Directions



## Floor Plan

### Semington Road, Melksham, SN12 6DU

Approximate Gross Internal Area  
 Total = 131 sq m (1420 sq ft)  
 Main House = 113 sq m (1221 sq ft)  
 Garage = 18 sq m (199 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			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	