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LOCK & KEY
Estate Agents



2a Churchill Avenue , Melksham, SN12 7JL

Lock and Key independent estate agents are pleased to offer this first floor two bed flat situated within a mature residential area and conveniently located on the eastern side of the town with amenities. The accommodation is arranged over two floors and comprises an entrance hall, sitting room, a fitted kitchen, bedroom and an bathroom on the ground floor. To the first floor is a decent size main bedroom. Externally there is a useful garage located within a block. The property further benefits from gas heating and double glazing. An ideal opportunity for a FTB or Investor. No Onward Chain.

£120,000

2a Churchill Avenue

, Melksham, SN12 7JL



- No Chain
- Family Bathroom
- Useful Garage In A Block
- Ideal For Investor
- First Floor Flat
- Sitting Room, Fitted Kitchen
- Convenient To Amenities
- Two Bedrooms
- Gas Heating & Double Glazed
- Ideal First Time Buyer

Situation

Accommodation

Entrance Hall

Sitting Room

12'05" x 10'01" (3.78 x 3.07)

Kitchen

10'07" x 6'04" (3.23 x 1.93)

Bedroom Two

10'08" x 6'03" (3.25 x 1.91)

Bathroom

First Floor landing

Bedroom One

13'08" max x 12'08" (4.17 max x 3.86)

Externally & Garage

Directions

Directions



Floor Plan

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		
(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