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**LOCK & KEY**  
*Estate Agents*



### 3 Woodstock Gardens , Melksham, SN12 6AN

Lock and Key independent estate agents are pleased to offer this attractive three bed semi detached property situated on the favoured Morgan development within a level walk into town. The accommodation is arranged over two floors and comprises an entrance porch, entrance hall, spacious open plan living room and dining room and a kitchen/breakfast room. To the first floor there are three bedrooms and a family bathroom. Externally there are front and rear gardens, ample driveway and an integral garage. Potential to extend subject to planning permissions be granted. The property further benefit's from gas heating and double glazing.

**£270,000**

# 3 Woodstock Gardens

, Melksham, SN12 6AN



- Attractive Semi Detached
- Kitchen / Breakfast Room
- Integral Garage
- Viewing Strongly Recommended
- Three Bedrooms
- Re-Fitted Bathroom
- Gas Heating & Double Glazing
- Open Plan Living & Dining Rm
- Ample Driveway Parking
- Level Walk Into Town

## Situation

## Accommodation

## Entrance Hall

## Sitting Room

12'0" " x 9'04" (3.66 0.00 x 2.84)

## Dining Room

14'08" x 9'04" (4.47 x 2.84)

## Kitchen

12'0" x 6'0" (3.66 x 1.83)

## Breakfast Room

9'3" x 8'7" (2.82 x 2.62)

## First Floor Landing

## Bedroom One

12'0" x 9'04" (3.66 x 2.84)

## Bedroom Two

11'07" x 10'0" (3.53 x 3.05)

## Bedroom Three

7'0" x 6'0" (2.13 x 1.83)

## Bathroom

## Externally & Parking

## Integral Garage

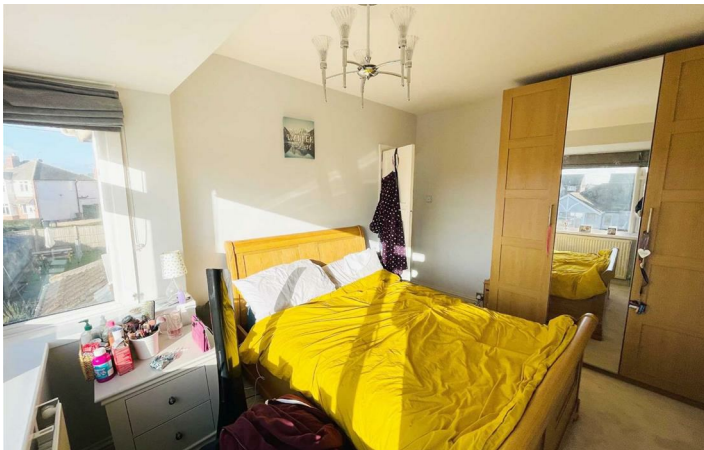
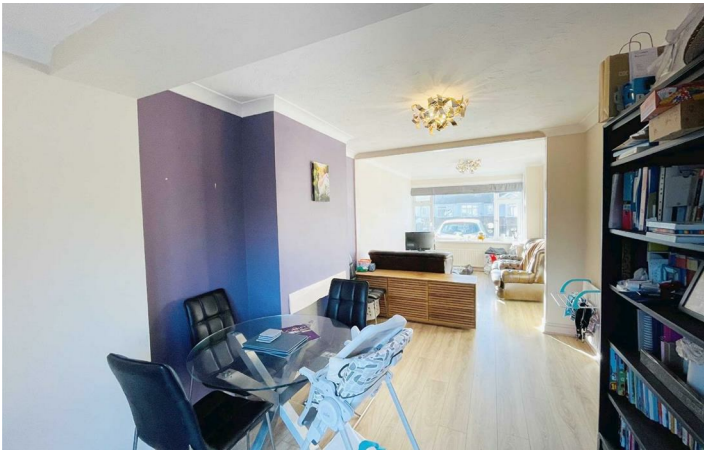
17'6" x 8'7" (5.33 x 2.62)

## Rear Garden

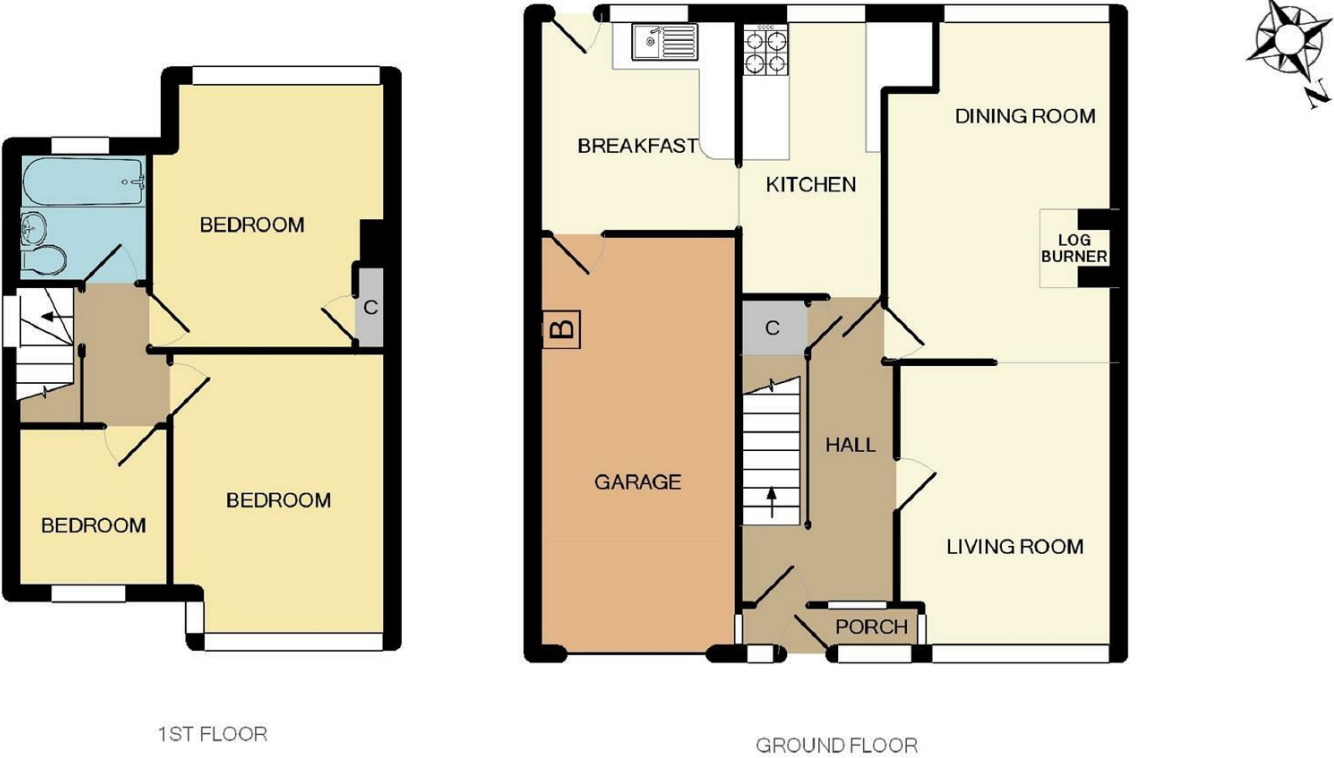
## Directions

## Directions





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		