



## 55 Sandridge Road , Melksham, SN12 7BJ

Lock and Key independent estate agents are pleased to offer this stunning, spacious and attractive bay fronted semi detached property built in the 1930's situated in one of the most requested addresses in our market town of Melksham. Enjoy the light and spacious feel of this beautifully presented family home spread over three floors offering good living proportions throughout. The accommodation comprises an entrance hall, a bay fronted living room with an open fire, dining room, pleasant garden room looking at the lovely rear garden, cloakroom, a fitted kitchen and a spacious utility room on the ground floor. To the first floor are three bedrooms, a spacious stunning family bathroom and a separate W/C. To the second floor is a further large double attic room. (nb see agents note). Additional features include double glazing and gas heating. Externally there is a fabulous enclosed rear garden with an extra strip of garden to enjoy at the rear and to the front is laid to block paving providing ample parking for numerous vehicles. Viewing is strongly recommended.

**£425,000**

# 55 Sandridge Road

, Melksham, SN12 7BJ



- Attractive Bay Fronted
- Three Bedrooms And A Decent Attic Room
- Cute Garden Room, Cloakroom
- Ample Parking, Gas Heating & Double Glazing
- Spacious 1930's Semi Detached
- Bay Fronted living Room, Dining Room
- Good Size Family Bathroom
- Beautiful Throughout
- Fitted Kitchen, Utility Room
- Great Size Rear Gardens

## Situation

## Accommodation

## Entrance Hall

## Living Room

13'10" into bay x 12'11" max (4.22 into bay x 3.94 max)

## Dining Room

12'11" x 12'10" (3.94 x 3.91)

## Garden Room

11'0" x 7'01" (3.35 x 2.16)

## Cloakroom

## Kitchen

15'11" max x 7'10" (4.85 max x 2.39)

## Large Utility Room

16'09" max nar to 12'05" x 8'3" max (5.11 max nar to 3.78 x 2.51 max)

## First Floor Landing

## Bedroom One

14'07" into bay x 10'11" to frt w/robes (4.45 into bay x 3.33 to frt w/robes)

## Bedroom Two

11'05" max x 9'08" (3.48 max x 2.95)

## Bedroom Three

8'09" max x 6'04" (2.67 max x 1.93)

## Family Bathroom

12'06" x 7'10" max (3.81 x 2.39 max)

## Separate W/C

## Second Floor

## Attic Room

19'09" max x 14'04" max (6.02 max x 4.37 max)

## Externally & Parking

## Rear Garden

## Directions



## Directions



## Floor Plan

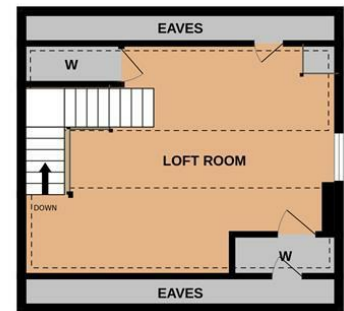
GROUND FLOOR



1ST FLOOR



TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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			89
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	