

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



22 Nightingale Close , Melksham, SN12 7FN

Lock and Key independent estate agents are pleased to offer this attractive three bedroom semi detached property situated tucked away in a favoured cul-de-sac on the Dauncey Gardens going out on the eastern side of town. The accommodation is arranged over two floors and comprises an entrance hall, cloakroom, living room and a cool built in media unit and a lovely fitted kitchen / dining room. To the first floor there are three bedrooms, an en-suite and family bathroom. Externally there is front and enclosed rear gardens, driveway parking and a garage. The property further benefits from gas heating and double glazing. Ideal First Time Buyer, upsizes or downsizers. Viewing is strongly recommended.

£279,300

22 Nightingale Close

, Melksham, SN12 7FN

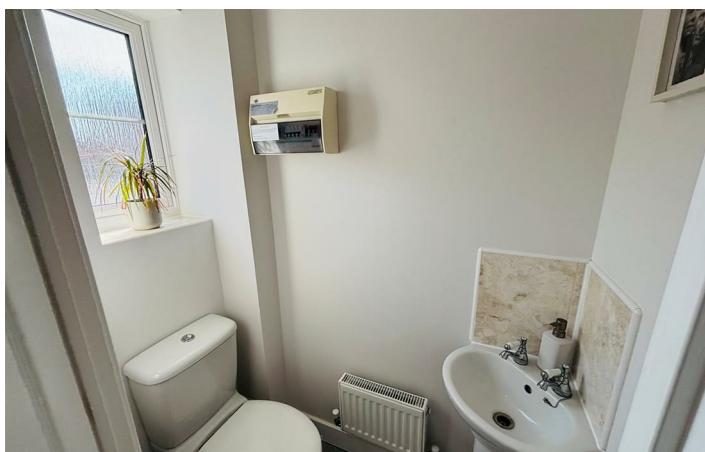


- Attractive Semi Detached
- Hall, Cloakroom
- Family Bathroom
- Parking & Garage
- Tucked Away In Cul-De-sAc
- Living Room With Cool Fitted Media Unit
- Double Glazing & Gas Heating
- Three Bedrooms & En-Suite
- Lovely Kitchen / Dining Room
- Enclosed Rear Garden

Situation



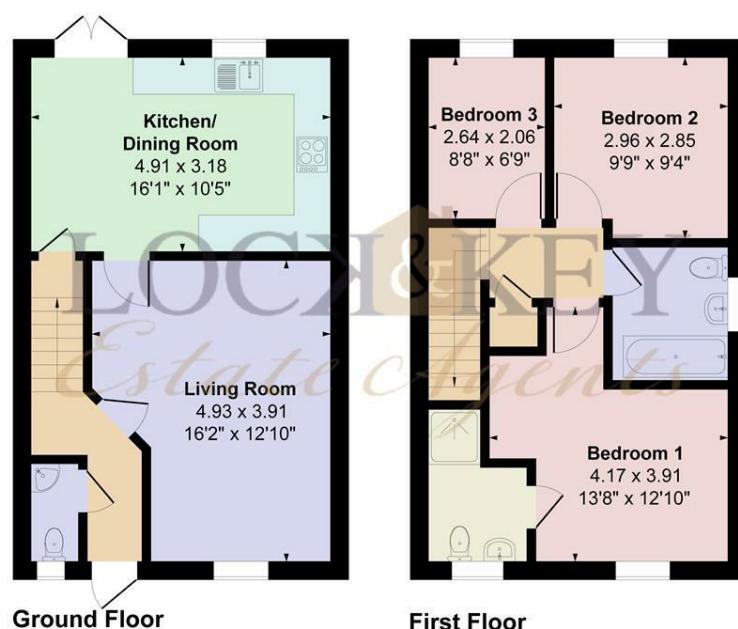
Directions



Floor Plan

Nightingale Close, Melksham, SN12 7FN

Approximate Gross Internal Area
Main House = 81 sq m (873 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 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	