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**LOCK & KEY**  
*Estate Agents*



## 20 The Close , Melksham, SN12 6AG

Lock and Key independent estate agents are pleased to offer this attractive, extended and therefore spacious three double bed roomed bay fronted semi detached property occupying a decent corner plot and being situated within a level walk into town and convenient to amenities. Based on two floors the accommodation comprises a welcoming entrance hall, a lovely bay living room and a good size bay family room, useful shower room, fitted kitchen opening into a dining room with log burner and a rear boot room. On the first floor there are three double bedrooms, a dressing room/study and a family bathroom. Additional features include gas heating and double glazing. Externally there are front, side and enclosed rear gardens, ample parking. Viewing is strongly recommended. No Chain.

**£310,000**

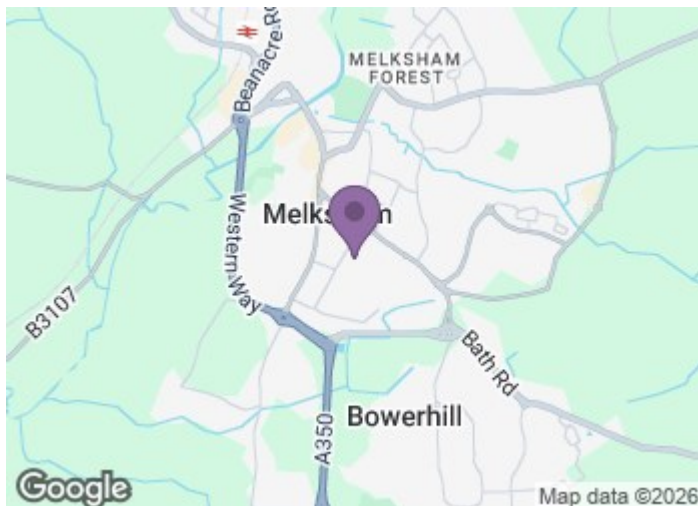
# 20 The Close

, Melksham, SN12 6AG



- Semi Detached & No Chain
- Ample Parking
- Useful Shower Room & Boot Room
- Double Glazing & Gas Heating
- Attractive, Extended & Therefore Spacious
- Entrance Hall, Light & Airy Bay Fronted Living Room
- Fitted Kitchen Opening Into Dining Room & Fire
- Decent Corner Plot Gardens
- Bay Fronted Family Room
- Three Double Bedrooms & Dressing Room

## Situation



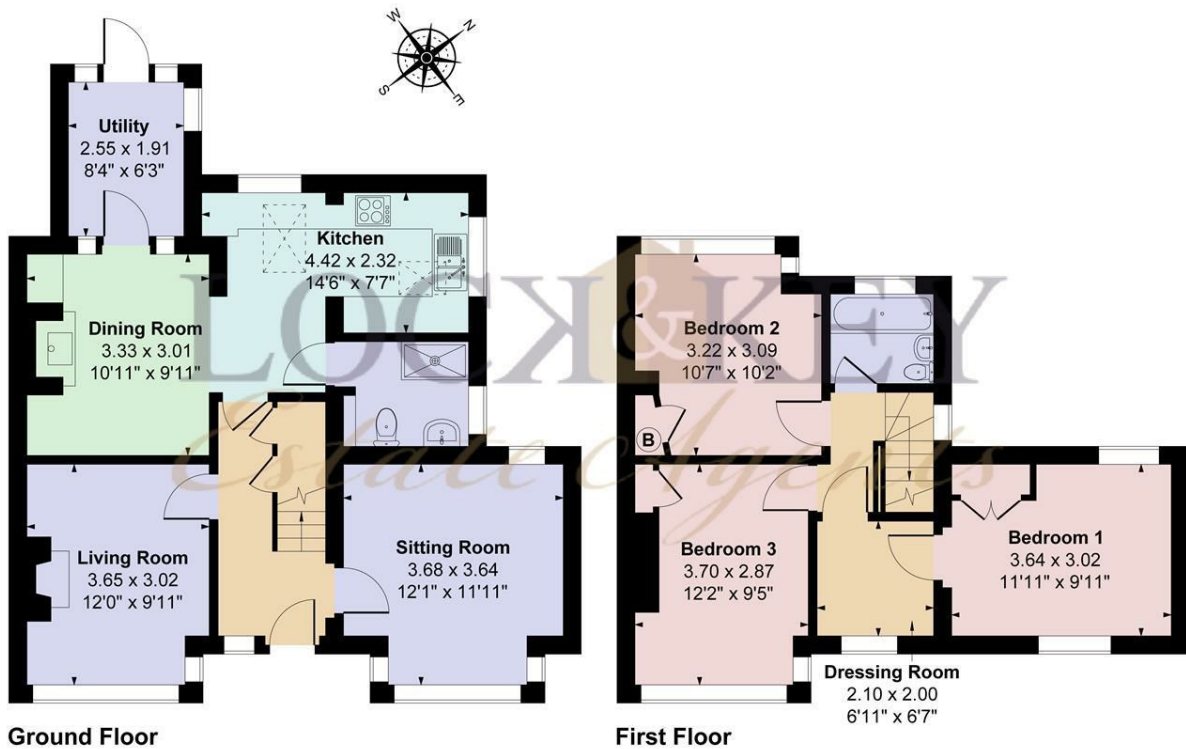
## Directions



## Floor Plan

### The Close, Melksham, SN12 6AG

Approximate Gross Internal Area  
 Main House = 108 sq m (1161 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                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 70                      | 81        |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |