



100 Forest Road
, Melksham, SN12 7AE

Lock and Key independent estate agents are pleased to offer this attractive and spacious two double bed semi detached bay fronted property believed to be built in 1914 with lovely charming character features situated going out on the favoured Lacock side of town. Based on two floors the accommodation comprises, an entrance hall, living room with lovely bay fronted window, dining room and a cast iron style fireplace, fitted kitchen, inner passage with a useful utility/boot area and a W/C. On the first floor there are two double bedrooms and a spacious family bathroom suite. Externally is open plan front block paved, ample parking, side access and an enclosed rear garden with a useful detached home office (with its own heating and fiber internet) and a garage (now turned into a workshop/store) power connected. Additional features include gas heating and double glazing where stated. Viewing is strongly recommended.

£315,000

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- Built In 1914
- Two Double Bedrooms
- Enclosed Rear Garden & Useful Timber Studio Cabin
- Lovely Character Features
- Attractive Bay Fronted
- Living Room & Fire, Dining Room
- Good Family Size Bathroom
- Semi Detached
- Fitted Kitchen, Inner Passage & W/C
- Enclosed Rear Garden

Situation **Externally & Parking**

Accommodation **Workshop/Store**

Entrance Hall **Rear Garden**

Living Room **Useful Studio / Cabin**

Dining Room **Directions**

Kitchen

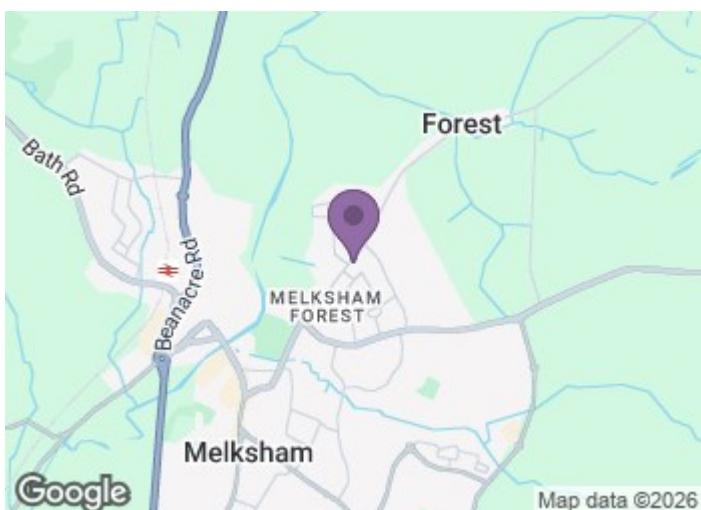
Inner Passage, Boot Area & W/C

First Floor Landing

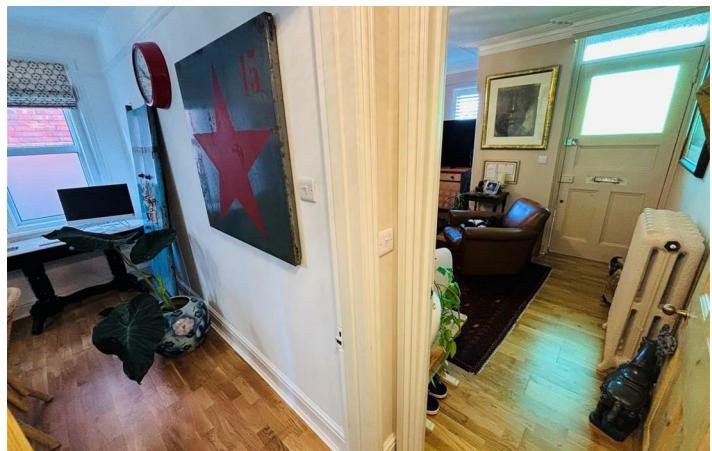
Spacious Family Bathroom

Bedroom One

Bedroom Two



Directions



Floor Plan

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Approximate Gross Internal Area

Total = 126 sq m (1354 sq ft)

Main House = 114 sq m (1228 sq ft)

Outbuilding = 12 sq m (126 sq ft)

Summer House = 12 sq m (126 sq ft)



Ground Floor



First Floor

© 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		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	