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**LOCK & KEY**  
*Estate Agents*



## 6 Woodrow Road , Melksham, SN12 7AX

Lock and Key independent estate agents are pleased to offer this attractive, spacious and beautifully charming three bedroom bay fronted semi detached cottage built approx in 1904 and being situated going out on the favoured Lacock side of town. Based on two floors this characterful accommodation comprises of an entrance porch opening to a entrance hall, good size living room with log burner, dining room opening to a lovely fitted kitchen and a useful utility/boot room on the ground floor. To the first floor there are three good size bedrooms and a family bathroom. Externally there is an enclosed front garden and double gates opening to a further block paved area providing ample off street parking for numerous vehicles. To the rear there are two separate secluded courtyard areas providing privacy for alfresco dining and store. The property further benefits from gas heating and double glazing. Viewing is strongly recommended.

**£330,000**

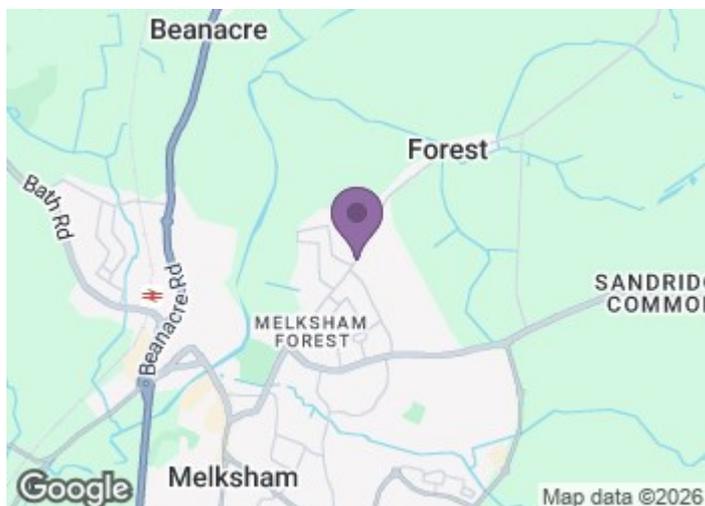
# 6 Woodrow Road

, Melksham, SN12 7AX



- Attractive Semi Detached
- Entrance Porch & Welcoming Hallway
- Family Bathroom
- Two Small Courtyard Gardens
- Character, Spacious & Built In c1904
- Light & Airy Living Room & Log Burner
- Ample Road Parking For Numerous Vehicles
- Three Bedrooms
- Fitted Kitchen, Dining Room & Useful Utility/Boot
- Gas Heating & Double Glazed

## Situation



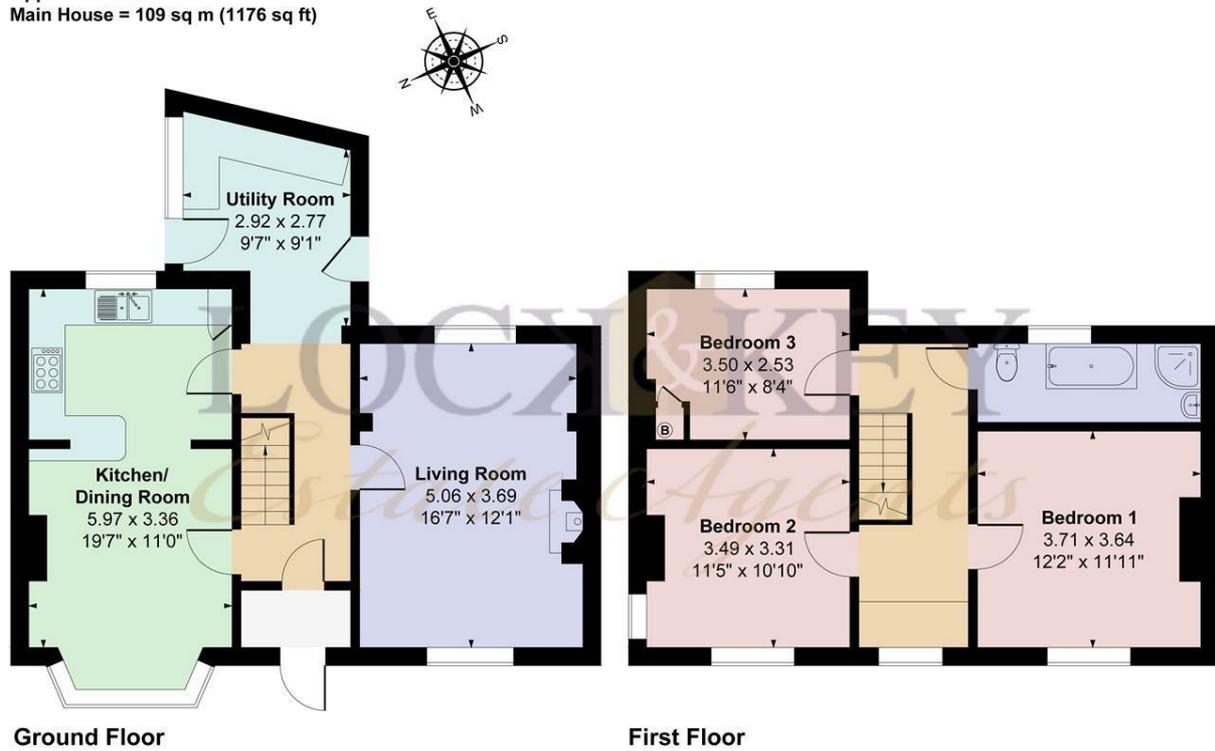
## Directions



## Floor Plan

### Woodrow Road, Melksham, SN12 7AX

Approximate Gross Internal Area  
 Main House = 109 sq m (1176 sq ft)



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 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			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	