



## 3 Heather Avenue , Melksham, SN12 6FX

Lock and Key independent estate agents are pleased to offer this attractive, extended and therefore spacious four bed semi detached property situated in a favoured cul-de-sac within a level walk into town and convenient to, green spaces, amenities and schools. Based on two floors the accommodation comprises an entrance hall, light & airy living room, kitchen / dining room, a useful decent size utility / family room and a cloakroom. On the first floor there are four bedrooms and a family shower room. Additional features include double glazing and gas heating. Externally there is ample parking, garage (partly converted into storage) and an enclosed rear garden. Viewing is strongly recommended.

**£325,000**

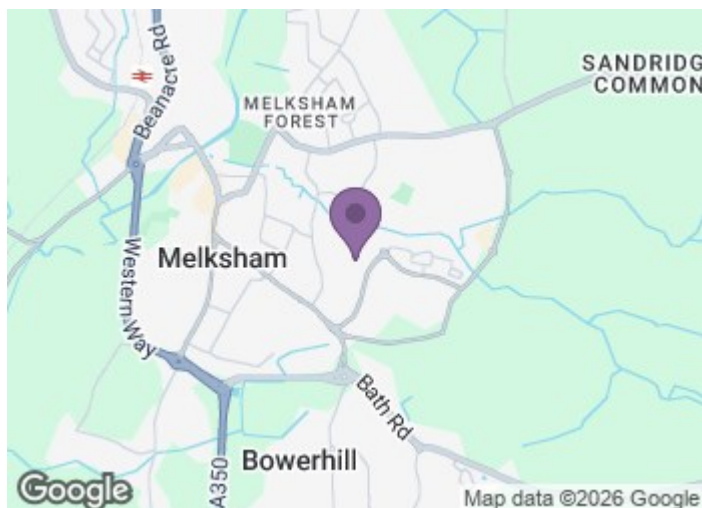
# 3 Heather Avenue

, Melksham, SN12 6FX



- Attractive, Extended & Therefore Spacious
- Useful Utility / Family Room & Cloakroom
- Ample Parking & Garage (Partly Converted Into Storage)
- Level Walk Into Town & Amenities
- Four Bedroom Semi Detached
- Lovely Kitchen / Dining Room
- Gas Heating & Double Glazing
- End Porch, Light & Airy Living Room
- Family Shower Room
- Pretty Enclosed Rear Garden

## Situation



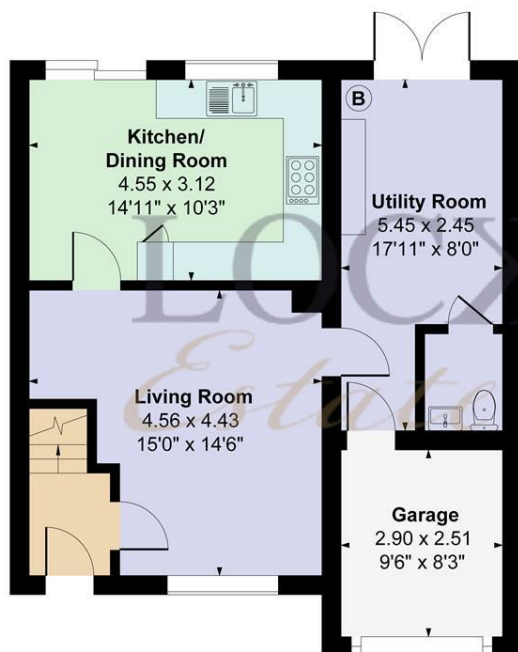
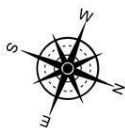
## Directions



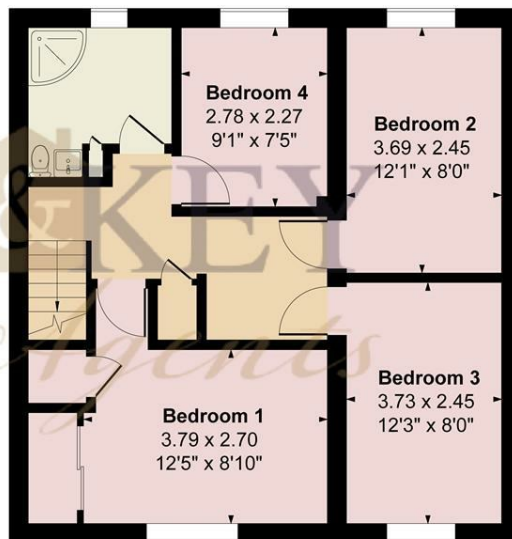
## Floor Plan

### Heather Avenue, Melksham, SN12 6FX

Approximate Gross Internal Area  
 Total = 114 sq m (1230 sq ft)  
 Main House = 107 sq m (1152 sq ft)  
 Garage = 7 sq m (78 sq ft)



Ground Floor



First Floor

© 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			88
(69-80) C		78	
(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	