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**LOCK & KEY**  
*Estate Agents*



## 36 Sherwood Avenue , Melksham, SN12 7HL

Lock and Key independent estate agents are pleased to offer this attractive, extended and therefore spacious three bedroom semi detached chalet style property situated tucked away in a cul-de-sac on the eastern outskirts of town. Based on two floors the accommodation offers good living proportions throughout and briefly comprises, an entrance porch, hallway, downstairs cloakroom, large living room and dining room areas and a decent size fitted kitchen. On the first floor there are three bedrooms and a good size family bathroom. Externally there are front, and a good size enclosed rear garden and seating area, summerhouse, driveway parking leading to the integral garage. Additional features include gas heating and double glazing. Viewing is strongly recommended. Ideal First Time Purchase or trading up or trading down, perfect balance of comfortable living and space in a great area with a regular bus route and countryside walks close by.

**£295,000**

# 36 Sherwood Avenue

, Melksham, SN12 7HL

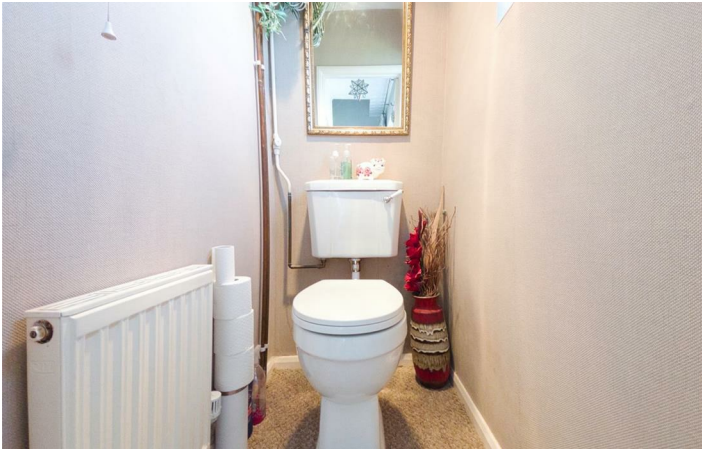


- Attractive, Extended & Therefore Spacious
- Porch, Hall, Cloakroom
- Good Size Family Bathroom
- Side Access, Driveway Parkg & Garage
- Semi Detached Chalet Style
- Good Size Living Room And Dining Room Areas
- Double Glazing & Gas Heating
- Three Bedrooms
- Decent Size Fitted Kitchen
- Lovely Enclosed Rear Garden

## Situation



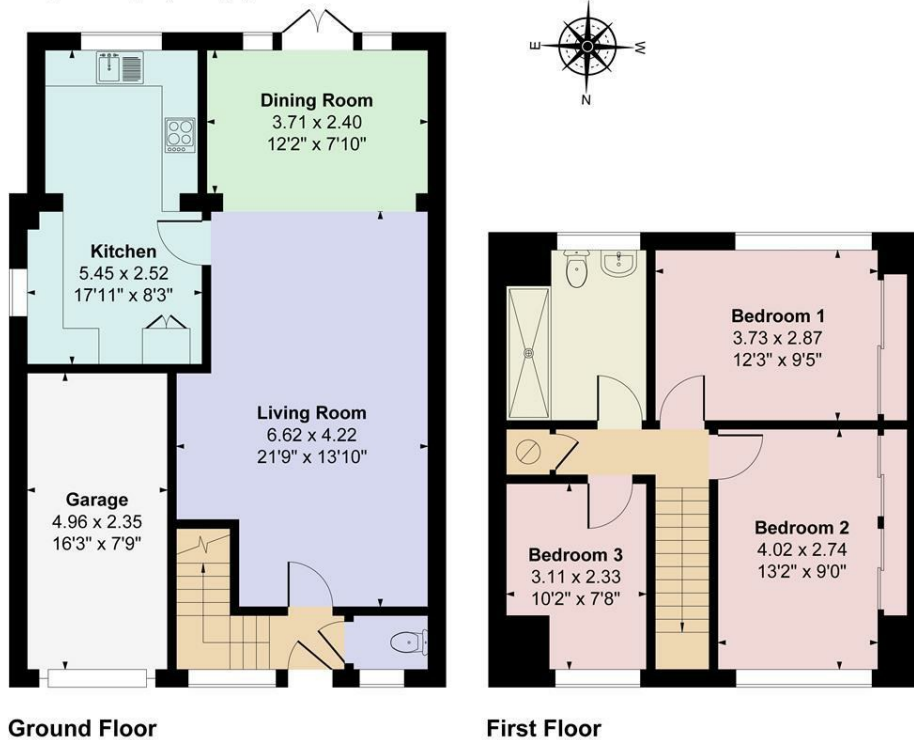
## Directions



## Floor Plan

### Sherwood Avenue, Melksham, SN12 7HL

Approximate Gross Internal Area  
 Total = 115 sq m (1237 sq ft)  
 Main House = 103 sq m (1112 sq ft)  
 Garage = 12 sq m (125 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	