



## 15 St Margaret's Gardens , Melksham, SN12 7BT

Lock and Key independent estate agents are pleased to offer this attractive and spacious bay fronted detached property built in the 1960's situated in an established and mature residential area just off the favoured Sandridge Road area on the eastern side of the town. The accommodation is arranged over two floors and comprises an entrance porch, entrance hall, bay fronted living room, good size kitchen / dining room, an extended family room and useful shower room. On the first floor there are three bedrooms and family bathroom. Externally there are front and a southerly facing rear garden, parking and a longer than average garage. The property further benefits from gas heating and double glazing. No Chain.

£330,000

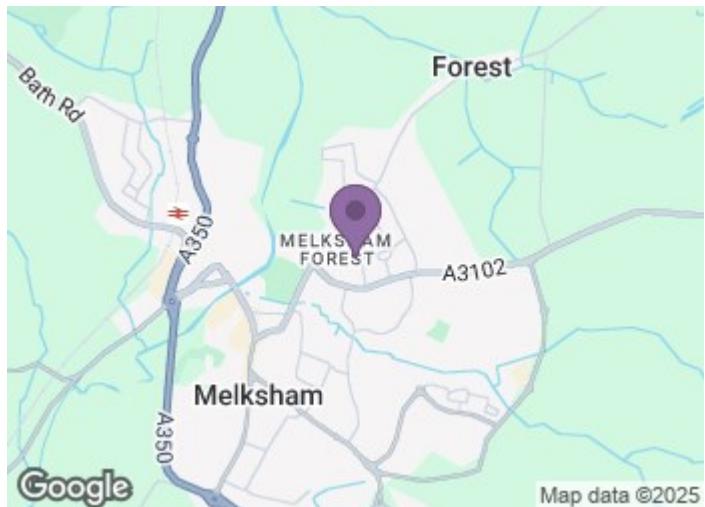
# 15 St Margaret's Gardens

, Melksham, SN12 7BT



- No Chain
- Attractive, Spacious & Detached
- Porch, Entrance Hall
- Bay Fronted Living Room
- Further Family & Shower Room Downstairs
- Three Bedrooms & Family Bathroom
- Parking, Decent Garage & Southerly Rear Garden
- Double Glazing & Gas Heating

## Situation



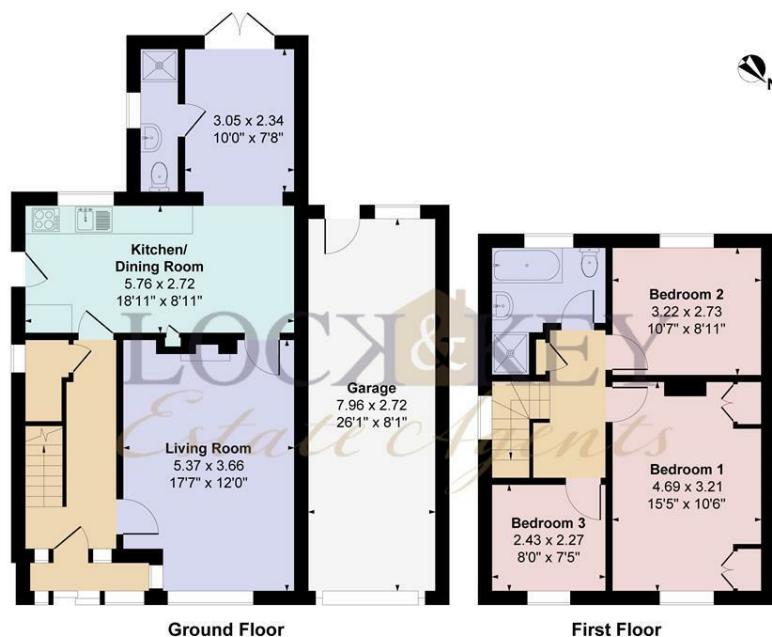
## Directions



## Floor Plan

### St Margarets Gardens, Melksham, SN12 7BT

Approximate Gross Internal Area  
 Total = 123 sq m (1318 sq ft)  
 Main House = 101 sq m (1085 sq ft)  
 Garage = 22 sq m (233 sq ft)



© 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		81
(69-80) C		67
(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	