



## 5A Woodstock Gardens , Melksham, SN12 6AN

Lock and Key independent estate agents are pleased to offer this unique, one bed end terrace property situated on the favoured Morgans development. Its so much more than a flat as this property allows you freehold possession with no service charges or annual maintenance fees, with also the luxury of a driveway for two cars, a low-maintenance garden and light & airy open plan living space.

Council tax band A and conveniently located to the shops and town centre, there is terrific road links to Bath, Bristol, Chippenham and elsewhere in the South West.

In our opinion its inexpensive to maintain, it is also easy to heat - it has gas heating and new double glazing just over a year old.

It's deceptively spacious and double glazed throughout, you enter the house into the integral kitchen area, with Electric hob, oven, refrigerator and space for a washing machine. beyond this space is a light, airy living room area served by french windows onto the garden.

Upstairs is the bedroom with natural light from the large window, and loft access. A shower room, includes storage space beside the shower cubicle.

In all, this would be a perfect property for rental investment or a Starter home for first time buyers, or trading down.

**£155,000**

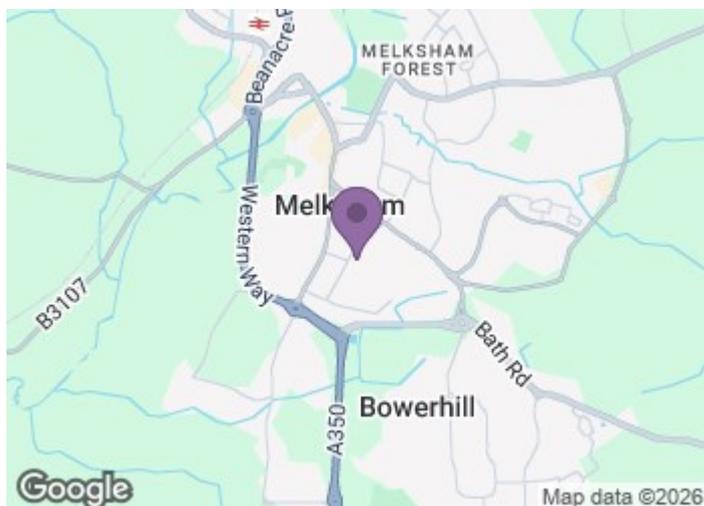
# 5A Woodstock Gardens

, Melksham, SN12 6AN



- Ideal Investment Or First Time Starter Home
- Shower Room & Storage
- Double Glazing & Gas Heating
- Ideal For Amenities, Schools & Terrific Road Links
- End Terrace House
- Open Plan Integral Kitchen & Living Room Area
- Enclosed Rear Garden
- One Double Bedroom
- Light & Air Living Space
- Parking For Two Vehicles

## Situation



## Directions



## Floor Plan

**Woodstock Gardens, Melksham, SN12 6AN**  
**Approximate Gross Internal Area**  
**Main House = 37 sq m (398 sq ft)**



© 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>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(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	