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**LOCK & KEY**  
*Estate Agents*



## 32 Coronation Road , Melksham, SN12 7PF

Lock and Key independent estate agents are pleased to offer this spacious two bed semi detached property situated within a level walk into town set within an established residential area. The accommodation is arranged over two floors and comprises an entrance porch, hall, good size lounge/dining room, kitchen, rear porch and lean to on the ground floor. To the first floor are two double bedrooms and a family Shower room. Externally there are front and good size rear gardens, driveway parking. The property further benefits from gas heating and double glazing. Ideal first time purchase or downsizing. Vendor Suited. No Chain.

**£225,000**

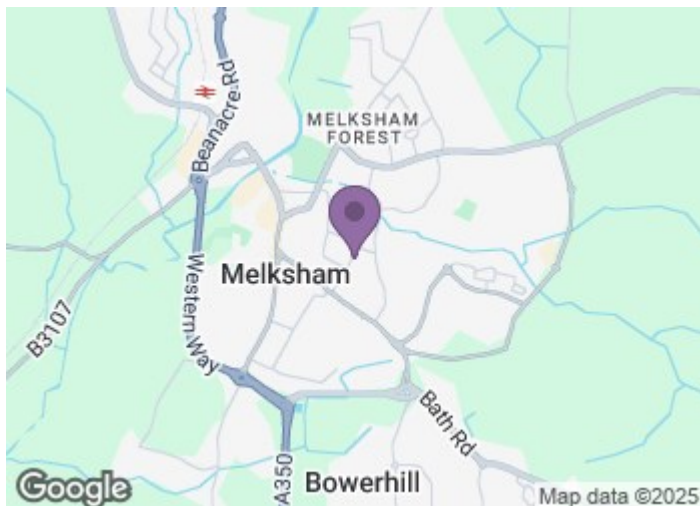
# 32 Coronation Road

, Melksham, SN12 7PF



- Spacious Semi Detached & No Chain
- Porch, Ent Hall, Fitted Kitchen
- Two Double Bedrooms
- Ideal First Time Purchase
- Good Size Rear Garden
- 22ft Living Room/Dining
- Family Shower Room
- Ample Parking
- Rear Lean To & Lobby
- Gas Heating & Majority Double glazed

## Situation



## Directions



Floor Plan



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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