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**LOCK & KEY**  
*Estate Agents*



## 55 Sherwood Avenue , Melksham, SN12 7HL

Lock and Key independent estate agents are pleased to offer this 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 fitted kitchen and a lovely conservatory. On the first floor there are three generous bedrooms and a good size family bathroom. Externally there are front, and a good size side and enclosed rear gardens (corner plot) and southerly facing, useful sheds, driveway parking leading to the integral garage. Additional features include gas heating and double glazing. Viewing is strongly recommended. Ideal First Time Purchase. No Chain.

£290,000

# 55 Sherwood Avenue

, Melksham, SN12 7HL

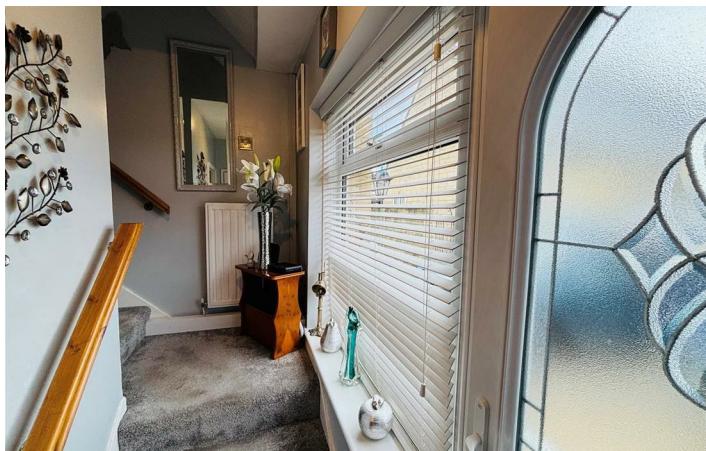


- Attractive, Spacious & No Chain
- Good Size Corner Plot
- Large Living Room
- Double Glazing & Gas Heating, Ideal FTB
- Semi Detached Chalet Style
- Southerly Facing & Private
- Fitted Kitchen & Lovely Conservatory
- Three Bedrooms & Decent Size Bathroom
- Ent Hall, Cloakroom
- Integral Garage & Parking

## Situation



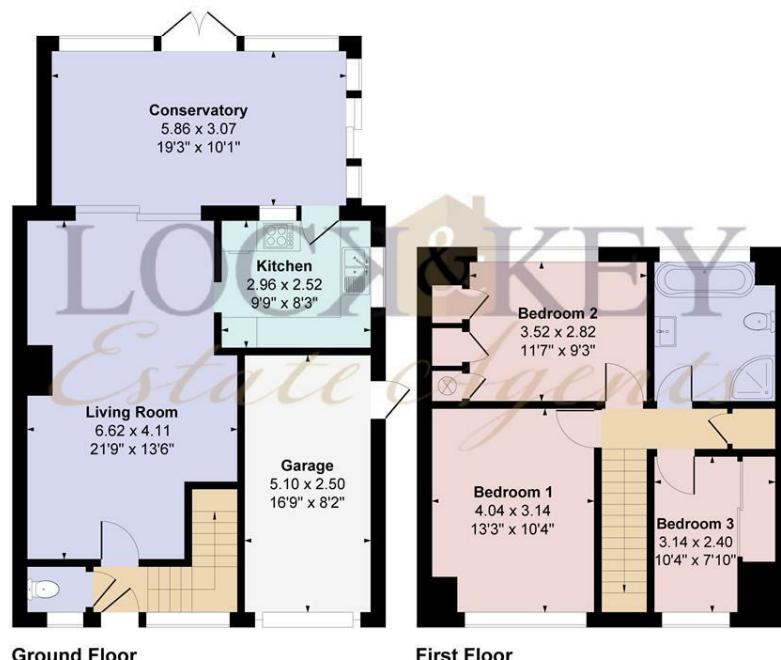
## Directions



## Floor Plan

### Sherwood Avenue, Melksham, SN12 7HL

Approximate Gross Internal Area  
 Total = 119 sq m (1280 sq ft)  
 Main House = 106 sq m (1143 sq ft)  
 Garage = 13 sq m (137 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		85
(81-91) B		
(69-80) C		60
(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	