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LOCK & KEY
Estate Agents



2 Gladstone Road , Melksham, SN12 7GZ

Lock and Key independent estate agents are pleased to offer this attractive and truly immaculate three bedroom detached property built by Barratt Homes to their Ennerdale design, being situated in a cul-de-sac on the highly favoured eastern side of town offering good road links to other centres, amenities, Bath and the M4. Based on two floors the accommodation comprises, an entrance hall, cloakroom, a lovely fully fitted kitchen / dining room, and a dual aspect living room making up the ground floor accommodation. On the first floor are three bedrooms, an en-suite and a family bathroom room. Additional features include double glazing and gas heating. Externally there is a fully enclosed garden with brick walling to the perimeters leading to the drive parking. The property is presented in excellent condition throughout and an early internal viewing is strongly recommended.

£330,000

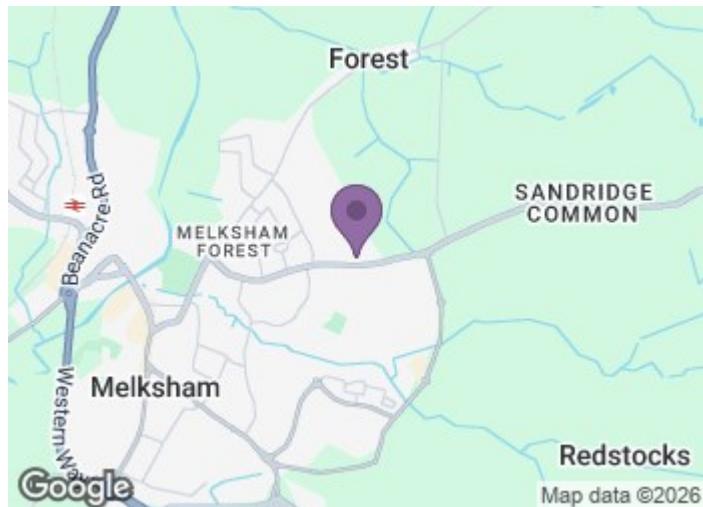
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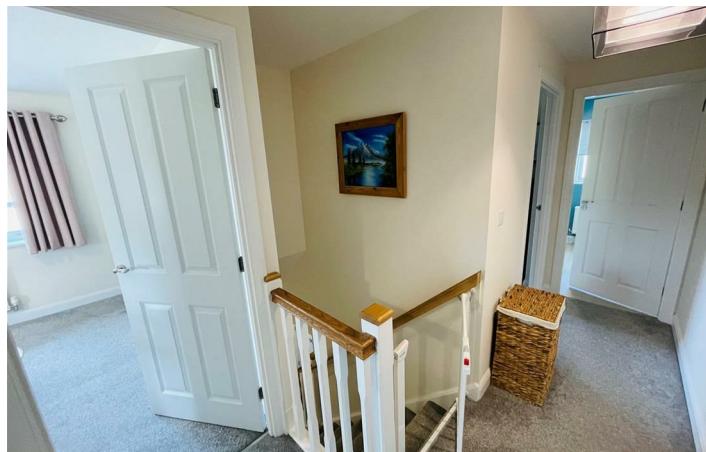


- Attractive & Detached
- Truly Immaculate Throughout
- Three Bedrooms
- Entrance Hall, Double Glazing & Gas Heating
- Store Cupboard & Cloakroom
- En-Suite & Family Bathroom
- Lovely Kitchen / Dining Room
- Light & Airy Living Room
- Enclosed Garden & Drive Parking
- Good Road Links & Amenities

Situation	Bathroom
Accommodation	Externally
Entrance Hall	Parking
Claokroom	Rear Graden
Sitting Room	Directions
Kitchen/Dining Room	
First Floor Landing	
Bedroom One	
En-Suite	
Bedroom Two	
Bedroom Three	



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is for illustrative purposes only and should be used as such by any prospective purchaser.
www.meyerenergy.co.uk

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	
(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