

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



12 Ingram Road , Melksham, SN12 7JH

Lock and Key independent estate agents are pleased to offer this truly immaculate semi detached property situated on the eastern side of town. Its a fabulous property, having been redecorated throughout, rewired and new gas boiler, you just have to roll your suitcases in. Based on two floors the accommodation comprises, an entrance hall, cupboard, downstairs family bathroom, spacious and light & airy dual aspect living room and fitted kitchen. On the first floor there are two double bedrooms. Additional features include double glazing and gas heating. Externally there is ample parking for numerous vehicles, garage and enclosed rear garden. Viewing is strongly recommended. No Chain.

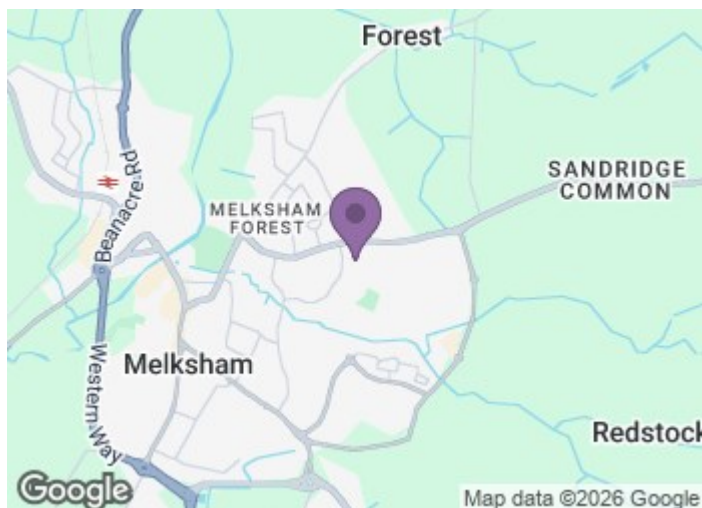
£240,000

12 Ingram Road

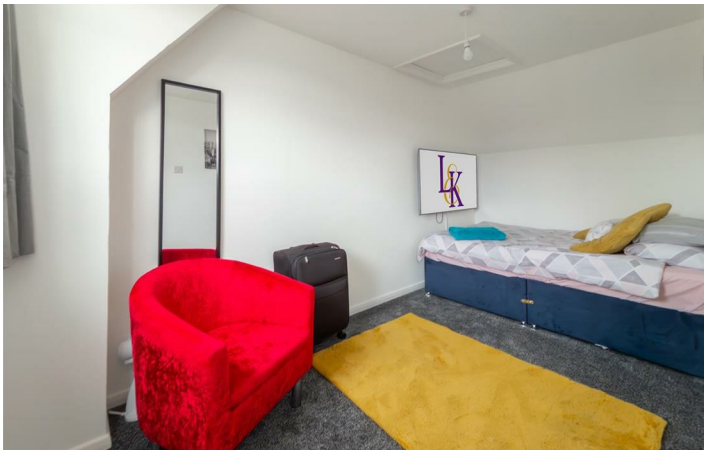
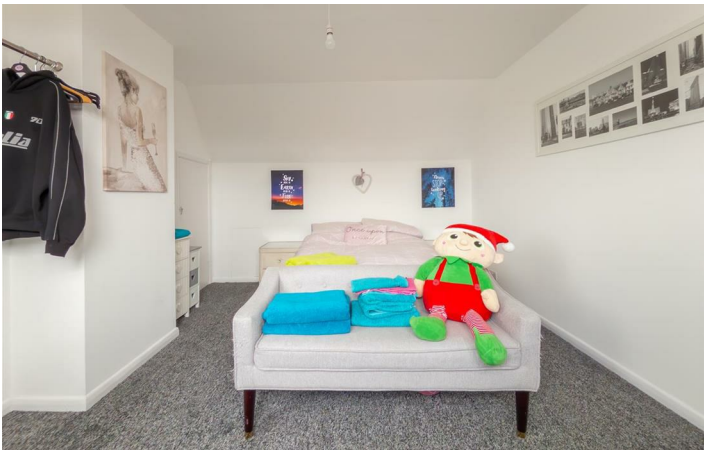
, Melksham, SN12 7JH



- No Onward Chain
- Re- Modernised, Re-Wired, New Gas Boiler
- Fitted Kitchen
- Enclosed Rear Garden
- Semi Detached
- Entrance Hall, Downstairs Family Bathroom
- Two Double Bedrooms
- Truly Immaculate Throughout
- Spacious Dual Aspect Living Room
- Ample Parking For Numerous Vehicles & Garage



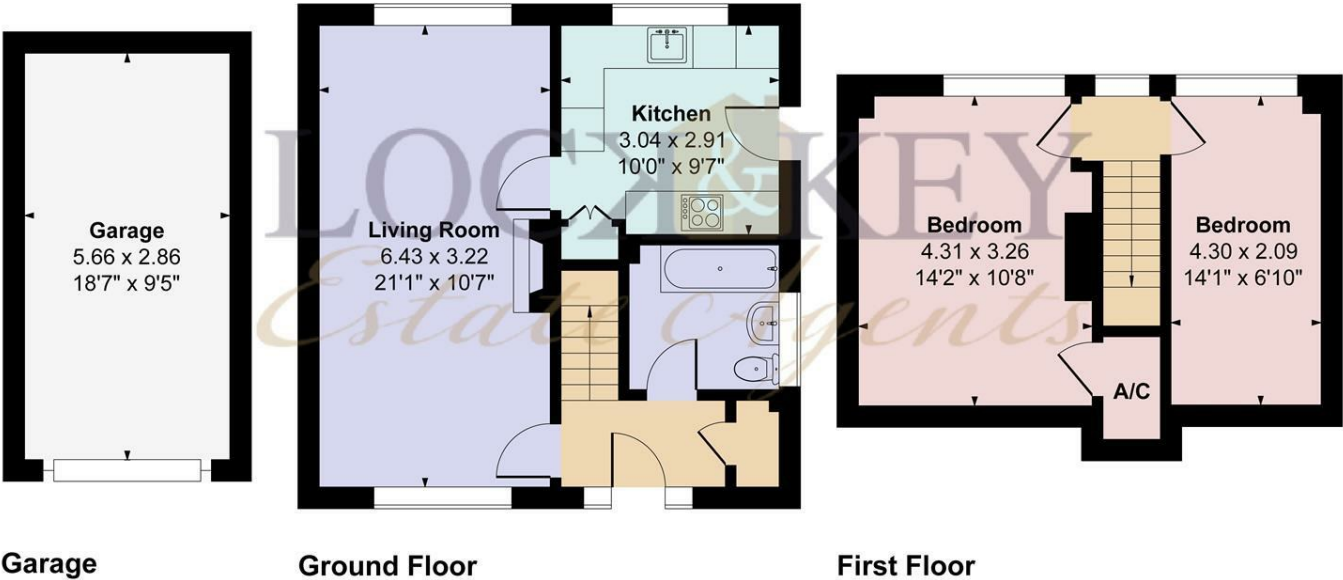
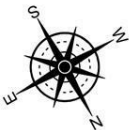
Directions



Floor Plan

Ingram Road, Melksham, SN12 7JH

Approximate Gross Internal Area
Total = 85 sq m (921 sq ft)
Main House = 69 sq m (747 sq ft)
Garage = 16 sq m (174)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 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		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	