



⑨ 3 Addison Road, Melksham, Wiltshire, SN12 8DP

⌚ Offers In Excess Of £375,000

With 4 bedrooms over its three floors this is an immaculately presented 1920's semi detached home sitting in a large and attractive corner plot with plenty of parking.

- 4 Bedroom Semi Detached Family Home
- Immaculately Presented Throughout
- 3 Downstairs Reception Rooms
- Double Glazed Throughout
- Gas Central Heating
- Beautifully Maintained Gardens
- Garage/Workshop And Plenty Of Parking
- Large Gardens To The Side And Rear

❖ Freehold

⑩ EPC Rating D



With 4 bedrooms over its three floors this is an immaculately presented 1920's semi detached home sitting in a large and attractive corner plot with plenty of parking. The property has a door to the side to the hallway with stairs to the first floor and door to the following rooms. Cloakroom, dining room, living room and the kitchen. The dining room has a bay window to the front, feature fireplace, oak flooring and folding doors to the living room. Here there is a stone fireplace with inset gas fire, oak flooring and a door to the conservatory which has French doors to the garden and a further door leads to the kitchen. The attractive kitchen is fitted with plenty of wall and base storage space with oak work tops and built in appliances which include two electric cookers, separate hob and dishwasher. The kitchen is open to the breakfast area, both rooms having wood flooring and further French doors to the garden. To the first floor are three bedrooms, a bathroom and stairs to the loft room. The largest bedroom has plenty of wardrobe space and overlooks the rear garden whilst the stylish shower room has a fitted white suite. The loft room is double with a dormer window to the rear and eaves storage. The property is double glazed throughout and warmed by a mains gas fired heating system. Externally there are gardens to the front rear and side. The front is laid to lawn with a hedge to the front and a pillared and gated driveway which will accommodate a number of cars. The drive extends to the side where there is an attractive summer house. The garage has carriage doors with a separate workshop to the rear with wall and base units and sink. The attractive rear garden is private and enclosed by fencing with attractive borders throughout. It is mainly laid to lawn and patio, accessed from the conservatory and breakfast room. There are a number of established evergreen and perennial bushes and shrubs. There is also a garden shed tucked away in a private corner.

#### Melksham

Melksham is a former market town which has variety of shopping, leisure facilities, primary and secondary schools and supermarkets. Situated only 12 miles south of the M4 motorway, Melksham has good bus routes, road and rail links to Chippenham and by train onto Bath, Bristol and London. The Georgian city of Bath, (c.11 miles) and the ever expanding town of Chippenham and Trowbridge (c.6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively. Melksham is an ever expanding town with facilities matching the number of property developments planned and under construction.

#### Property information

Council Tax Band: C

E.P.C Rating: D

Mains Services

Gas Central Heating

Freehold



# Addison Road, Melksham, SN12

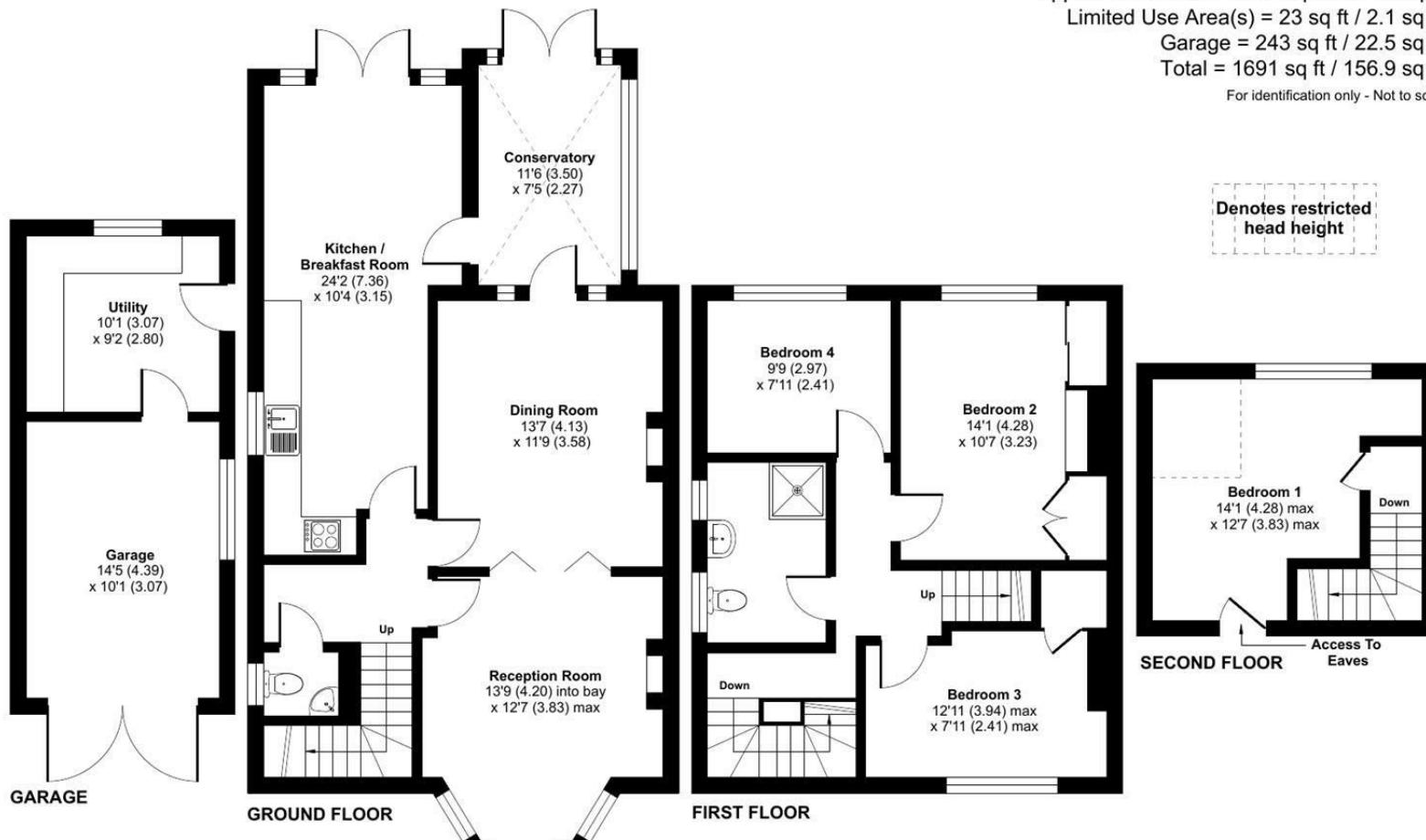
Approximate Area = 1425 sq ft / 132.3 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Garage = 243 sq ft / 22.5 sq m

Total = 1691 sq ft / 156.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Strakers. REF: 1291042

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