



📍 9 Foresters Park Road, Melksham, SN12 7RW

🏠 Price Guide £275,000

We are delighted to offer for sale this immaculately presented 3 bedroom terraced family home, presented to a high standard throughout and conveniently located, being approximately a mile from the town centre and a local shop within walking distance.

- 3 Bedroom Family Home
- Immaculately Presented Throughout
- Gas Central Heating
- Double Glazed Throughout
- Off Road Parking For 2 Cars
- Conservatory

🏡 Freehold

🏠 EPC Rating C



We are delighted to offer for sale this immaculately presented 3 bedroom terraced family home and conveniently located, being approximately a mile from the town centre and a local shop within walking distance. The property is accessed into a light and airy entrance porch with a window to the front, tiled floor and a further door to the open plan L-shaped kitchen dining room. This sizeable room has a dining area to one side with a door to the living room whilst the kitchen itself is fitted with a range of shaker style wall and base units, a built in electric oven and hob and space for a dishwasher and fridge freezer. Off the kitchen is a utility cupboard with space for a washing machine and the wall mounted combination boiler. The living room has stairs to the first floor, a window to the rear and French doors to the conservatory which is double glazed and has further French doors to the garden. Wood effect laminate flooring runs throughout the remainder of the downstairs. To the first floor landing is a useful storage cupboard with shelving and loft access with fold down ladder, the loft being part boarded and insulated. The good sized main bedroom is to the front and has a large amount of wardrobe space with hanging and shelving. Bedrooms two and three are to the rear and both have wardrobe space, both being smaller doubles. The attractive bathroom suite is to the front and has the benefit of a tiled floor with underfloor heating and is spacious enough to accommodate both a stylish bath and separate corner shower cubicle. The property is double glazed throughout and warmed by a mains gas fired central heating system. Externally the rear has a private garden enclosed by fencing and is laid to large porcelain paving slabs with a sleeper and single step to the garden which is laid to artificial grass. The front of the property now incorporates hard standing which will accommodate two cars parked side by side.

Situation

Melksham is an historic former market town with a variety of shopping including a Waitrose, leisure and educational facilities, well served by good roads and is only 12 miles south of the M4 motorway. Trains run from Melksham Station to Swindon, Southampton, Frome and Cheltenham. Buses serve Bath, Chippenham, Devizes and Trowbridge. National Express Coaches run direct services to London. The Georgian city of Bath offers a wealth of cultural and recreational points interests and is only 13 miles to the west and Salisbury, 34 miles to the south. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury. The M3 /4 also gives easy access to the motorway network and to Heathrow and Gatwick airports.

Property information

Mains Services

Freehold

Council Tax Band: B

Double Glazed Throughout

EPC Rating: C

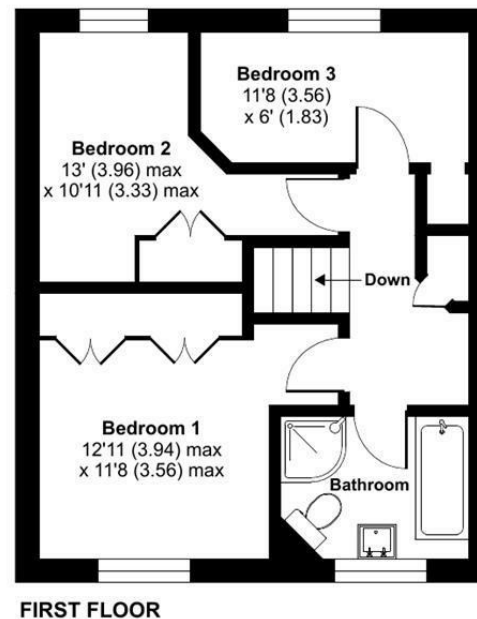
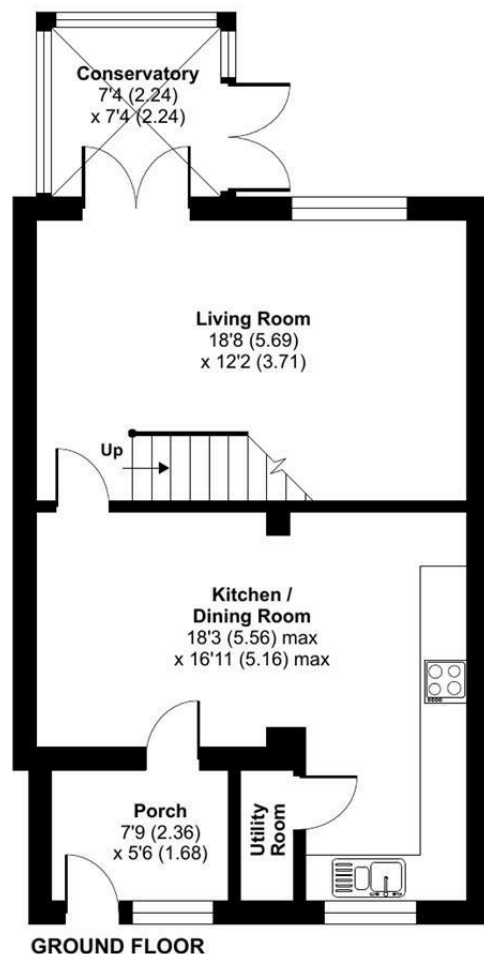
Note: Under section 21 of the Estate Agents Act, we hereby give notice that the vendor of this property is the relative of a Straker's member of staff.



Foresters Park Road, Melksham, SN12

Approximate Area = 1033 sq ft / 95.9 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). © nichecom 2025. Produced for Strakers. REF: 1383792

Disclaimer 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.