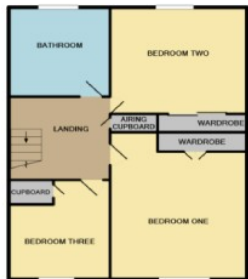


5 Church Street, Melksham, Wiltshire, SN12 6LS
Tel: 01225 707342 Fax: 01225 707917
Email: info@homesinmelksham.co.uk
www.homesinmelksham.co.uk



GROUND FLOOR



1ST FLOOR

These plans are intended to provide 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 a representation or warranty in respect of the property. Floor plan measurements and distances are approximate only and should not be relied upon. We have not carried out a detailed survey nor tested the services, appliances or specific fittings.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Daisy Close £240,000

- Attractive Semi Detached
- Three Bedrooms
- Cloakroom, Sitting Room
- Dining Room
- Fitted Kitchen
- Lovely Conservatory
- Enclosed Rear Garden
- Drive Parking
- Double Glazing & Gas Heating
- Favoured Cul-De-Sac

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342 Fax: 01225 707917
Email: info@homesinmelksham.co.uk
www.homesinmelksham.co.uk





Daisy Close

Melksham SN12 6FZ

Lock and Key independent estate agents are pleased to offer this attractive red brick three bed semi detached property situated in favoured cul-de-sac area off Snowberry Lane within good catchment to schools and a level walking distance of the town centre. The well balanced accommodation is arranged over two floors and comprises an entrance hall, downstairs cloakroom, sitting room, dining room, fitted kitchen and a lovely conservatory. On the first floor there are three bedrooms and a family bathroom. Externally there is an enclosed rear garden, and driveway parking. Additional features include double glazing and gas heating. Viewing is strongly recommended.

SITUATION

Located in one of the most favoured areas within Melksham, the property lies about one miles level walk from the town centre where facilities include a comprehensive range of shops and commercial outlets together with swimming pool/fitness centre, library, main post office and bus services to surrounding towns whilst more local amenities include primary health care centres. For a further range of amenities the towns of Devizes, Corsham, Trowbridge and Chippenham are within suitable access with the latter having a mainline rail station providing links to London(Paddington), also access to the M\$ corridor can be accessed via junction 17 just north of the town of Chippenham.

ACCOMMODATION

Front door with decorative glazed panes inset leading to:

HALLWAY

Double glazed window to side, radiator, stairs to first floor, door to:

SITTING ROOM

13'7" x 12'4" (4.14m x 3.76m)

Leaded double glazed window to front, useful under stairs storage cupboard, television point, coved ceiling, double doors opening to:

DINING ROOM

11'2" x 7'10" (3.40m x 2.39m)

Double glazed patio doors leading to conservatory, wood laminate flooring, radiator, coved ceiling, archway to:

KITCHEN

10'11" x 7'8" (3.33m x 2.34m)

This re-fitted kitchen comprises a range of wall and base units and drawers with granite effect work surfaces over with sink inset, Built in gas hob and electric oven with extractor fan above, space for fridge/freezer, space and plumbing for dishwasher and washing machine, wall mounted gas boiler, double glazed window.

CONSERVATORY

15'4" x 10'10" (4.67m x 3.30m)

Of double glazed construction and double doors opening to garden.

FIRST FLOOR LANDING

Double glazed window to side, access to loft space, built-in airing cupboard housing hot water tank and linen shelves.

BEDROOM ONE

13'0" max x 8'10" (3.96m max x 2.69m)

Leaded double glazed window to front, a range of built-in wardrobes with hanging rail and shelving.

BEDROOM TWO

9'0" frt of w/robe x 9'0" (2.74m frt of w/robe x 2.74m)

Double glazed window to rear, radiator, built-in double wardrobe with hanging rail and shelving.

BEDROOM THREE

9'11" x 6'7" (3.02m x 2.01m)

Leaded double glazed window to front, radiator, built-in cupboard with hanging rail.

BATHROOM

Obscure double glazed window to rear. White suite comprising panelled bath with mixer taps and shower attachment, low level W/C. Pedestal wash hand basin, extractor fan, shaver point, radiator.

EXTERIOR & PARKING

Lawn area, pathway to front door, driveway providing off road parking.

REAR GARDEN

With a southerly aspect is enclosed by timber fencing and is laid mainly to lawn, patio area, garden shed, gated side access.

FLOORPLAN

DIRECTIONS

From the agents office proceed to the High Street and turn right and continue to the marketplace roundabout and bear left into Spa Road, continue across the two mini-roundabouts and at the next roundabout turn left into Snowberry Lane and take the third turning left into Heather Avenue and bear left into Daisy Close where the property can be found on the left hand side identified by our Lock & Key For Sale Board.