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LOCK & KEY
Estate Agents



79 Locking Close

Bowerhill, Melksham, SN12 6XS

Lock and Key independent estate agents are pleased to offer this wonderful opportunity to acquire this truly immaculate three bedroom detached property situated pleasantly tucked away at the very fringe of the highly favoured Bowerhill with a countryside and wooded feel around it and a pretty stroll to our cherished Kennet & Avon canal walks closeby. Based on two floors the accommodation comprises an entrance hall, cloakroom, light & airy bay living room and a fabulous kitchen / dining room with built appliances and personal door into garage. On the first floor there are three bedrooms and a lovely family shower room. Additional features include double glazing and gas heating. Externally there is ample parking, an integral garage, side access and a lovely southerly aspect rear garden to enjoy, fully enclosed with a wooded feel and privacy - all in all its a cracking property for upsizers, downsizers and first time buyers. Viewing is strongly recommended.

£365,000

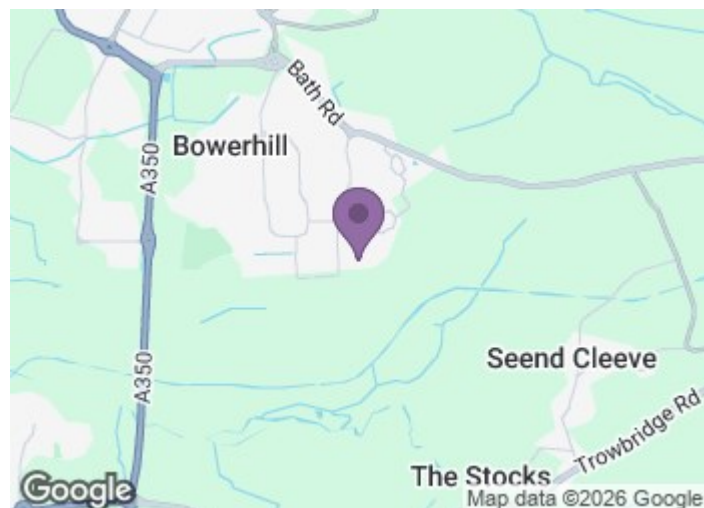
79 Locking Close

Bowerhill, Melksham, SN12 6XS



- Pleasantly Tucked Away On The Very Fringe Of Bowerhill
- Ent Hall, Cloakroom & Spacious Dual Aspect Living Room
- Smart Family Shower Room
- Ample Parking, Garage & Close To Canal Walks & Countryside
- Lovely Elevated Rear Views Of Countryside
- Beautiful Kitchen / Dining Room & Appliances Built In
- Double Glazing & Gas Heating
- Attractive, Very Well Presented & Detached
- Three Bedrooms & Pretty Views At Rear
- Southerly Enclosed Rear Garden, Side Access

Situation



Directions

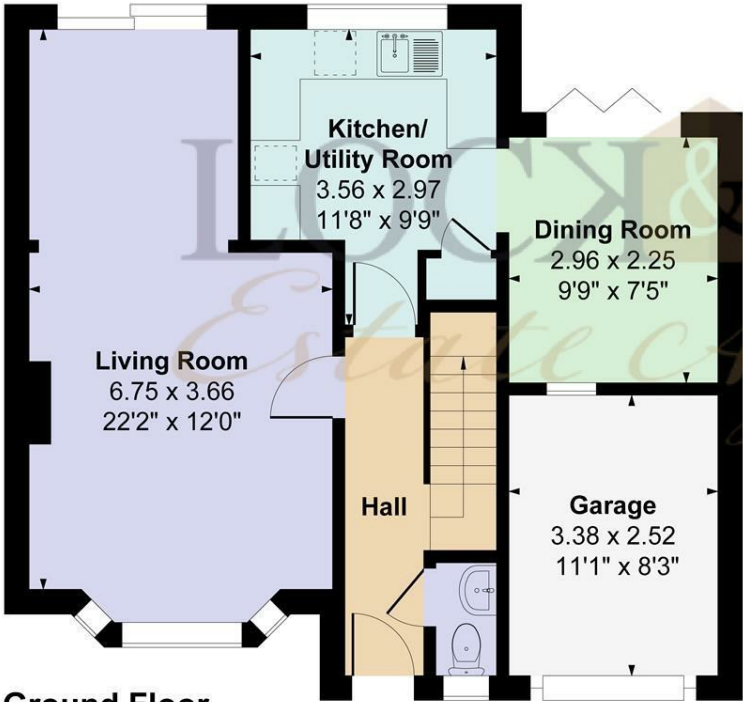
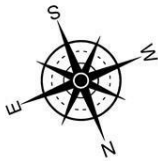




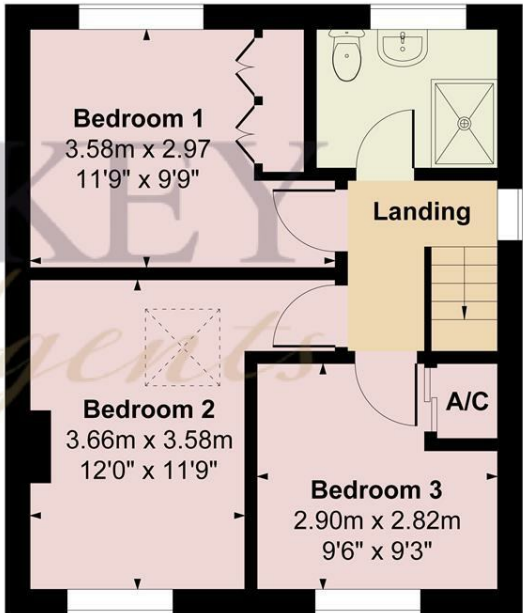
Floor Plan

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Gross Internal Area (Approx.)
Main House = 87 sq m / 936 sq ft
Garage = 9 sq m / 97 sq ft
Total Area = 96 sq m / 1033 sq ft



Ground Floor



First Floor

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	67	82
EU Directive 2002/91/EC		