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**LOCK & KEY**  
*Estate Agents*



## 37 Brecon Close , Melksham, SN12 7RZ

Lock and Key independent estate agents are pleased to offer this attractive, extended and therefore spacious three bed semi detached property situated set backing onto a pleasant green aspect at the rear on a favoured cul-de-sac on the eastern side of town. The accommodation is arranged over two floors and comprises an entrance porch, light & airy living room, kitchen/breakfast room and a good size garden room. To the first floor there are three bedrooms and a family shower room. Externally there is an enclosed rear garden which adjoins an open green. To the front is open plan and drive providing ample parking for numerous vehicles leading to a garage with personal door to rear. The property further benefits from gas heating and double glazing. Ideal for First Time Buyers. Viewing is strongly recommended.

**£272,500**

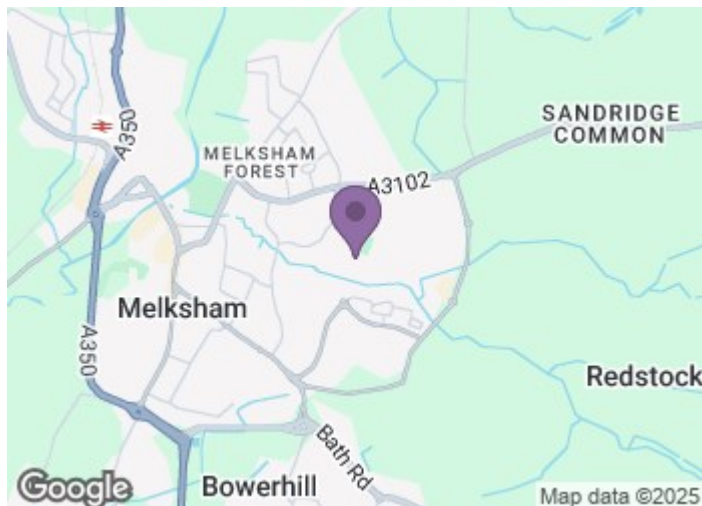
# 37 Brecon Close

, Melksham, SN12 7RZ



- Attractive, Extended & Spacious
- Garage & Personal Door To Rear
- Kitchen / Breakfast room
- Enclosed Rear Garden Backing Onto Pleasant Green
- Semi Detached
- Three Bedrooms
- Lovely Garden Room
- Ample Parking For Numerous Vehicles
- Porch, Light & Airy Living Room
- Family Shower Room, Gas Heating & Double Glazing

## Situation

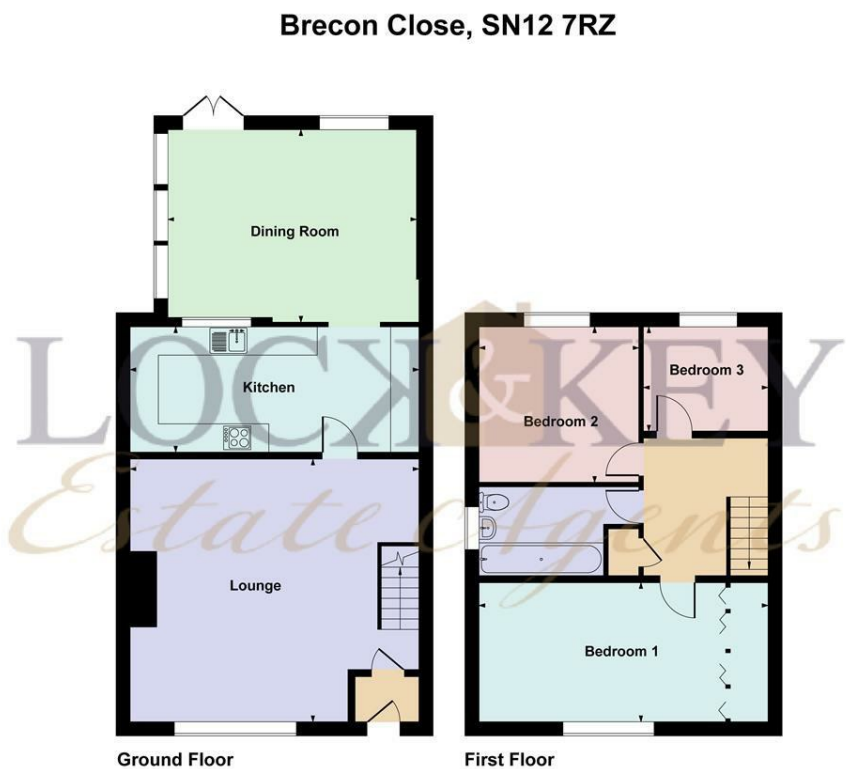


## Directions





Floor Plan



© Meyer Energy 2025. 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>69</b>	
England & Wales		EU Directive 2002/91/EC