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LOCK & KEY
Estate Agents



38 Savernake Avenue , Melksham, SN12 7HB

Lock and Key independent estate agents are pleased to offer this spacious three bed linked detached bungalow situated in a favoured cul-de-sac on the eastern side of town. The accommodation comprises an entrance hall, good size living room, inner dining area and a fitted kitchen, inner hall, shower room, three bedrooms, (a useful cloakroom in bed one) and a conservatory. Additional features including double glazing where stated and have been advised by the current owners there are owned solar panels allowing an income of approx £1500 per annum. Externally there are front and rear gardens, driveway parking leading to the garage.

£310,000

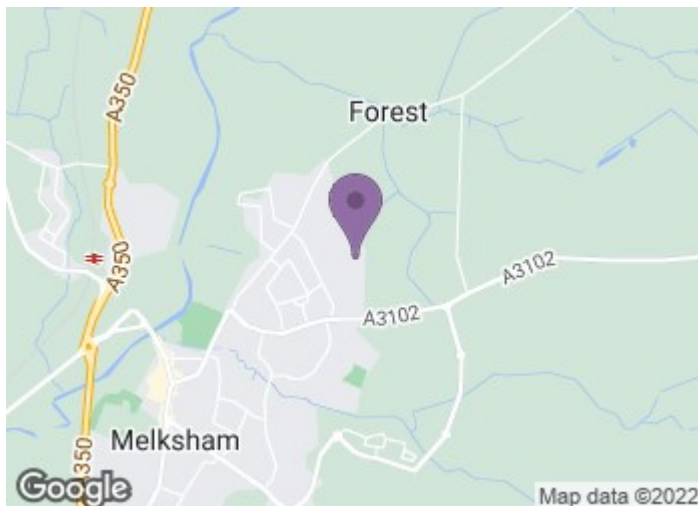
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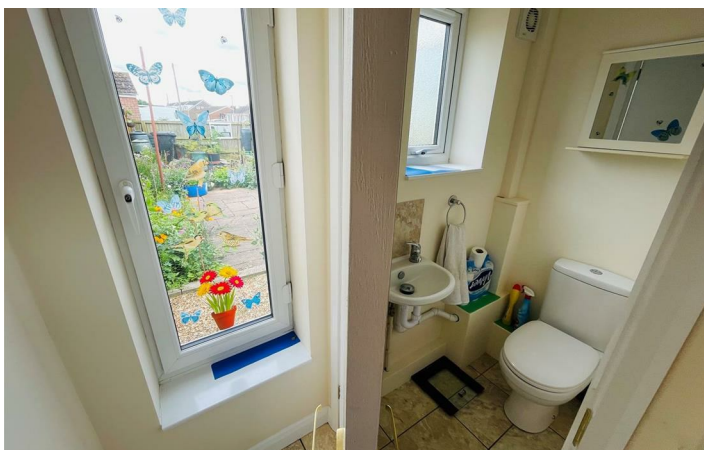


- Link - Detached Bungalow
- Three Bedrooms
- Parking & Garage
- Porch, Living Room
- Shower Room, Cloakroom
- Dining Area & Fitted Kitchen
- Double Glazing & Conservatory
- Front & Enclosed Rear Garden
- Favoured Cul-De-Sac
- Eastern Side Of Town

Situation



Directions



Floor Plan



Total Area: 89.1 m² ... 959 ft² (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser.
www.meyerenergy.co.uk

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		EU Directive 2002/91/EC