

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



8 Church Walk , Melksham, SN12 6LY

Lock and Key independent estate agents are pleased to offer this attractive Grade II listed character cottage in a sought after location situated in the heart of the towns conservation area and close to the towns amenities. Tucked away in this quiet backwater the cottage has attractive stone mullion windows and stone elevations under a tiled roof. The accommodation is based on three floors and hosts a wealth of character including open fireplace, latched and braced doors and exposed beams. On the ground floor there is a sitting room with an open fireplace and log burner, leading to a fitted kitchen. On the first floor there is a bedroom with a built-in wardrobe and a spacious bathroom. On the second floor there is a further double bedroom/attic room. Externally at the rear can be found an attractive private courtyard garden. The property further benefits from gas heating and is ideal for a first time buyer or investor. No Chain.

£205,000

8 Church Walk

, Melksham, SN12 6LY



- No Chain
- One / Two Bedrooms
- Spacious Bathroom
- Close To Towns Amenities
- Attractive Cottage
- Lovely Living Room & Fire
- Sitting Room, Gas Heating
- Quiet Conservation Area
- Fitted Kitchen
- Enclosed Courtyard Garden

SITUATION

FLOORPLAN

ACCOMMODATION

DIRECTIONS

LIVING ROOM

KITCHEN

FIRST FLOOR LANDING

BEDROOM ONE

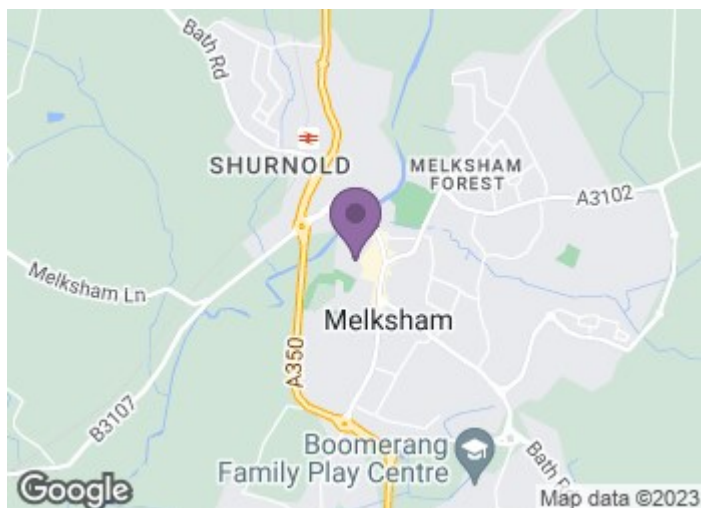
BATHROOM

SECOND FLOOR

BEDROOM / ATTIC ROOM

EXTERIOR

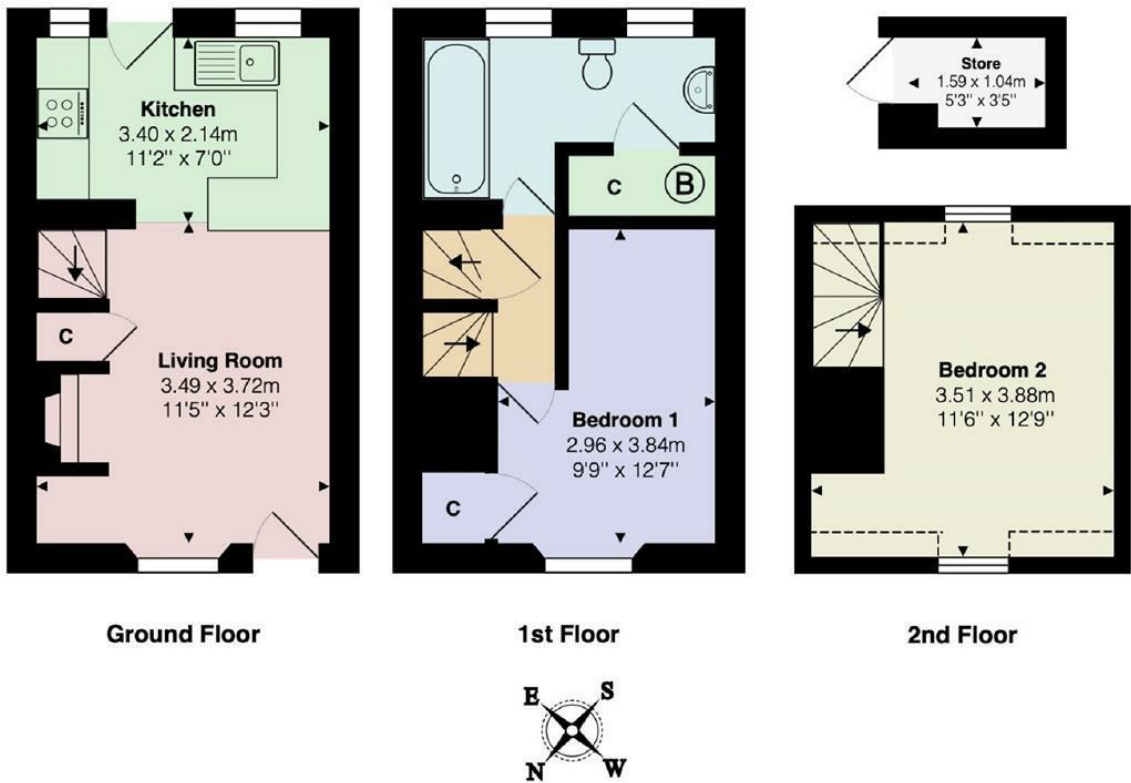
REAR COURTYARD GARDEN



Directions



Floor Plan



Ground Floor

1st Floor

2nd Floor

Total Area: 54.5 m² ... 586 ft²

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		85
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		