



## 8 Brecon Close

, Melksham, SN12 7RZ

Lock and Key independent estate agents are pleased to offer this truly immaculate two double bed end terraced property situated in a favoured cul-de-sac on the eastern outskirts of town. The accommodation is arranged over two floors and comprises an entrance porch, light & airy living room and a fitted kitchen /dining room. To the first floor there are two double bedrooms and a family bathroom. Externally there is useful parking to the front, and pretty enclosed rear gardens with rear access, parking again if front of and a garage at the rear. The property further benefits from gas heating and double glazing. Ideal for first time or investment buyer. Viewing is strongly recommended.

£225,000

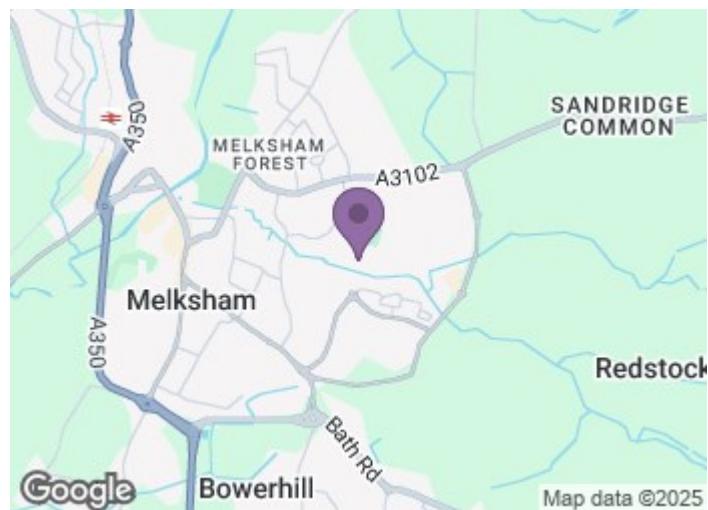
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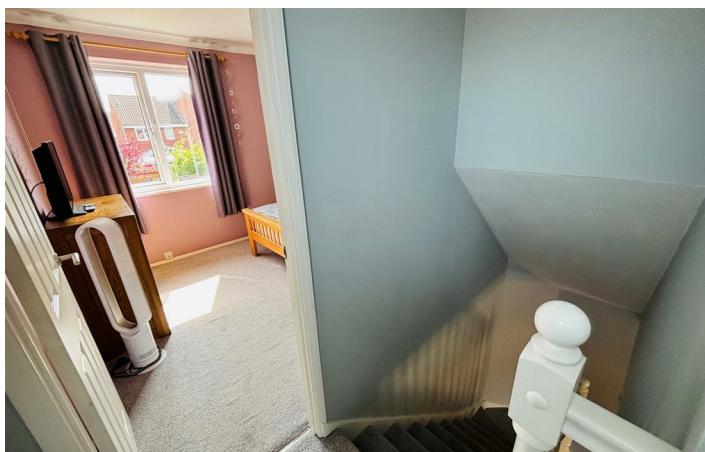
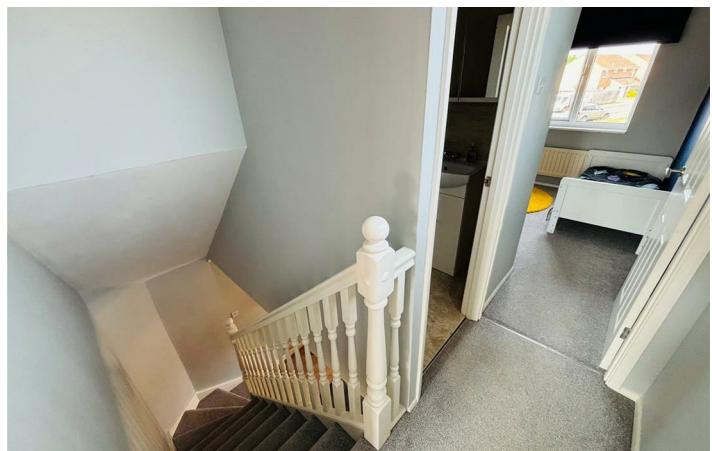


- Truly immaculate & End Terraced
- Kitchen / Dining Room
- Double Glazing & Gas Heating
- Ideal For First Time Buyer Or Ideal Investment
- Two Double Bedrooms
- Family Bathroom
- Garage & Parking At Rear
- Ent Porch, Light & Airy Living Room
- Useful Parking To Front & Pretty Rear Garden
- Fvaoured Cul-De-Sac

<b>Situation</b>	<b>Bathroom</b>
<b>Accommodation</b>	<b>Externally</b>
<b>Entrance Porch</b>	<b>Rear Garden</b>
<b>Living Room</b>	<b>Garage</b>
16'10" max x 11'07" (5.13 max x 3.53)	<b>Directions</b>
<b>Kitchen / Dining Room</b>	
11'08" x 9'03" (3.56 x 2.82)	
<b>First Floor Landing</b>	
<b>Bedroom One</b>	
11'08" x 9'05" (3.56 x 2.87)	
<b>Bedroom Two</b>	
11'07" x 10'03" (3.53 x 3.12)	



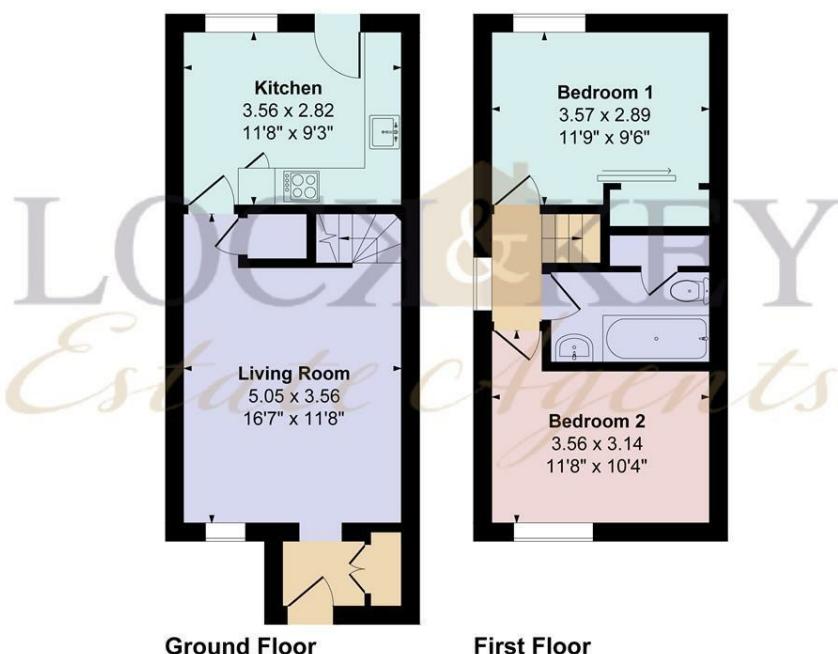
## Directions



## Floor Plan

### Brecon Close, Melksham, SN12 7RZ

Approximate Gross Internal Area  
Main House = 60 sq m (643 sq ft)



Ground Floor

First Floor

© 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) A		
(81-91) B		87
(69-80) C	70	
(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	