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**LOCK & KEY**  
*Estate Agents*



## 2 Mitchell Drive , Bowerhill, SN12 6UQ

Lock and Key independent estate agents are pleased to offer this extended and therefore, spacious three bed end terraced property situated in the highly favoured older part of Bowerhill, offering convenient access to our cherished Kennet & Avon canal walks and convenient to the Oak school & Bowerhill Primary. Offering a well balanced accommodation and arranged over two floors it comprises an entrance hall, a good size living room and dining room areas, a lovely conservatory and a re-fitted kitchen with double glazed doors opening onto the garden. To the first floor there are three bedrooms and a good size family bathroom. The garden to the front is open plan (potential to drop kerb and create parking) and at the rear a fully enclosed garden leading to the garage. The property further benefits from gas heating and double glazing. Viewing is strongly recommended. No Chain.

**£270,000**

# 2 Mitchell Drive

, Bowerhill, SN12 6UQ



- Extended, Therefore Spacious & No Chain
- Re - Fitted Kitchen
- Garage and Enclosed Rear Garden
- Close To Amenities. Bus Routes & Canal Tow Path Walks

- End Terraced & Three Bedrooms
- Lovely Conservatory
- Gas Heating & Double Glazed

- Spcious Open Plan Living Room & Ding Rooms Areas
- Family Bathroom
- Access To Oak School & Bowerhill Primary School

## Situation

## Accommodation

## Entrance Hall

## Open Plan Living Room & Dining Room Areas

22'5" max x 21'5" (6.83 max x 6.53)

## Conservatory

## Fitted Kitchen

12'6" x 9'9" (3.81 x 2.97)

## First Floor landing

## Bedroom One

13'3" x 8'4" (4.04 x 2.54)

## Bedroom Two

10'8" max x 8'4" (3.25 max x 2.54)

## Bedroom Three

11'5" max x 9'5" (3.48 max x 2.87)

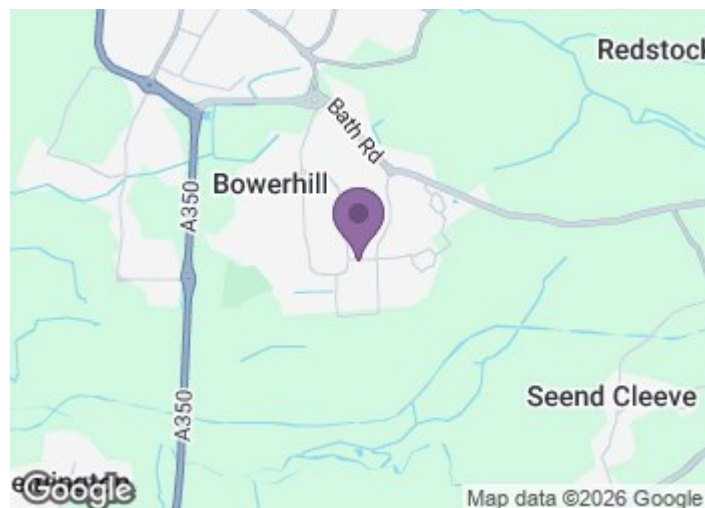
## Re-Fitted Bathroom

8'6" x 8'2" (2.59 x 2.49)

## Externally

## Rear Garden

## Garage



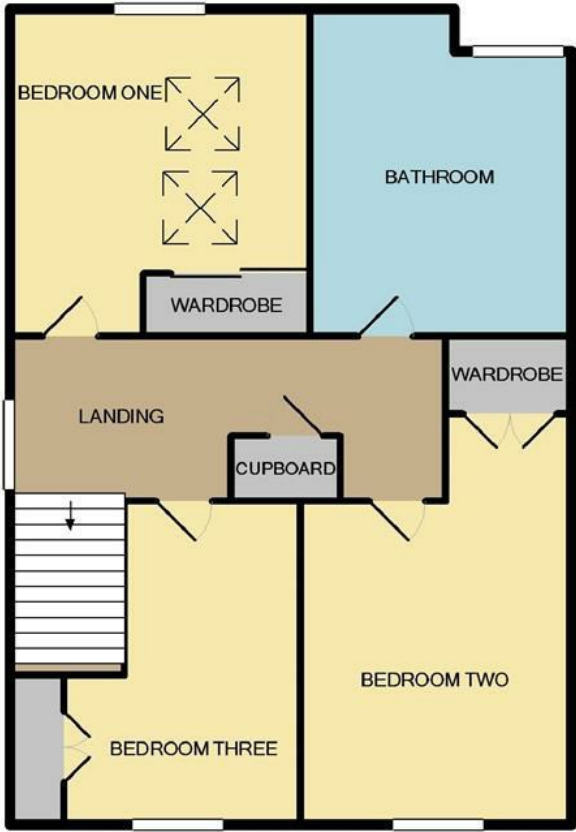
## Directions



Floor Plan



GROUND FLOOR



1ST FLOOR

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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 87        |
| (69-80) C                                   | 72      |           |
| (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                     |         |           |