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**LOCK & KEY**  
*Estate Agents*



## 3 Talbot Close , Melksham, SN12 7JU

Lock and Key independent estate agents are pleased to offer this spacious, adaptable and versatile three/four bed detached bungalow situated in small favoured cul-de-sac bungalows on the eastern side of town. The approach is via drive, entrance porch, personal access to the garage via door, inner hall. The hallway goes left to right with many rooms off, utility room, light and airy living room, day room, opening to a useful family/sudy (this can be blocked off again and used as a 4th bedroom as you also have access from the hall, fitted kitchen. Back into the hall you walk to the family bathroom, there is then the larger of the bedroom with access to the side and ramp into the rear garden and a very useful good size wetroom, then there are two further double bedrooms, one with a cloakroom and shower. Additional features include double glazing and gas heating. Externally there is ample parking to the front leading to the garage. Side access goes into the good size enclosed and private side and decent rear plot. Potential also to extend (subject to planning permissions). Viewing is strongly recommended.

**£340,000**

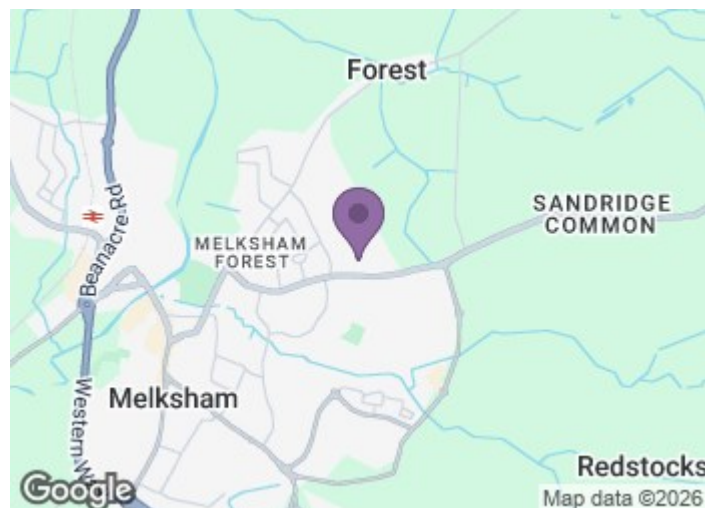
# 3 Talbot Close

, Melksham, SN12 7JU



- Spacious, Flexible, & Adaptable Detached Bungalow
- Ample Parking & Garage
- Day Room/Snug, Study / Family Room (Put Back To Bedroom)
- Good Living Space & Good Size Outside Space
- Potential To Extend
- Three / Four Bedrooms
- Kitchen, Family Bathroom, Large Wet Room Off Main Bedroom
- Decent Private Side & Rear Plot/Gardens
- Light & Airy Living Room
- Cloakroom Room & Shower & Utility Room

## Situation



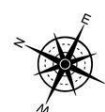
## Directions



## Floor Plan

### Talbot Close, Melksham, SN12 7JU

Approximate Gross Internal Area  
 Total = 141 sq m (1518 sq ft)  
 Main House = 132 sq m (1421 sq ft)  
 Garage = 9 sq m (97 sq ft)



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 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 firm's 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		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	