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**LOCK & KEY**  
*Estate Agents*



**16 Magister Road**

**Bowerhill, Melksham, SN12 6FE**

Lock and Key independent estate agents are pleased to offer this two bed terrace property situated in a cul-de-sac on the favoured older part of Bowerhill and convenient to local amenities to include the Oak school and our cherished Kennet & Avon canal walks on the very fringe. Based on two floors the accommodation comprises an entrance hall, a kitchen and a light & airy living room on the ground floor. On the first floor there are two bedrooms, a landing area and a family bathroom. Additional features include double glazing, heating is electric. Externally there is an enclosed rear garden. Parking in front. Viewing is strongly recommended. Ideal First Time Buyer. No Chain.

**£210,000**

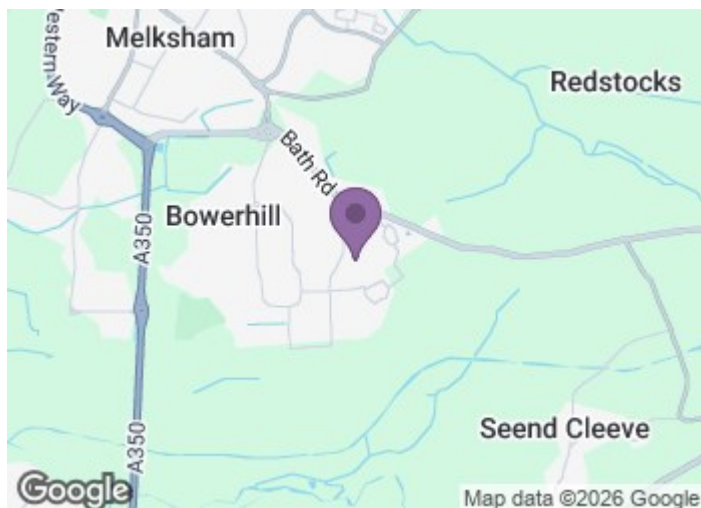
# 16 Magister Road

Bowerhill, Melksham, SN12 6FE



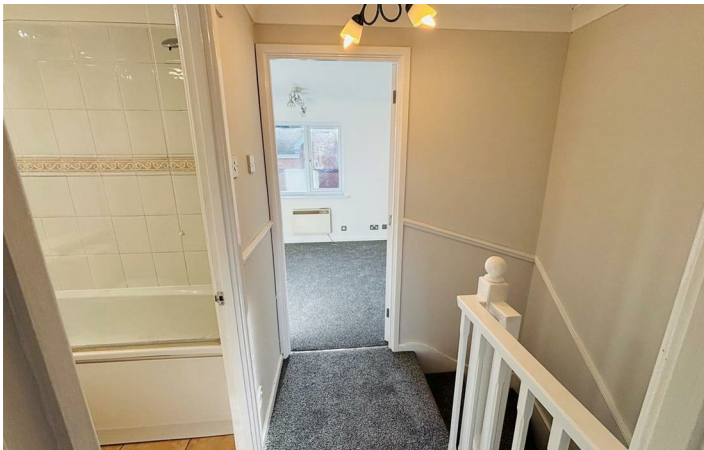
- No Chain
- Good Amenities Close by
- Fitted Kitchen
- Enclosed Rear Garden, Ideal First time Purchase
- Parking In Front
- Two Bedrooms
- Light & Airy Living Room
- Favoured Cul-De-Sac
- Family Bathroom
- Electric Heating & Double Glazing

## Situation



## Directions

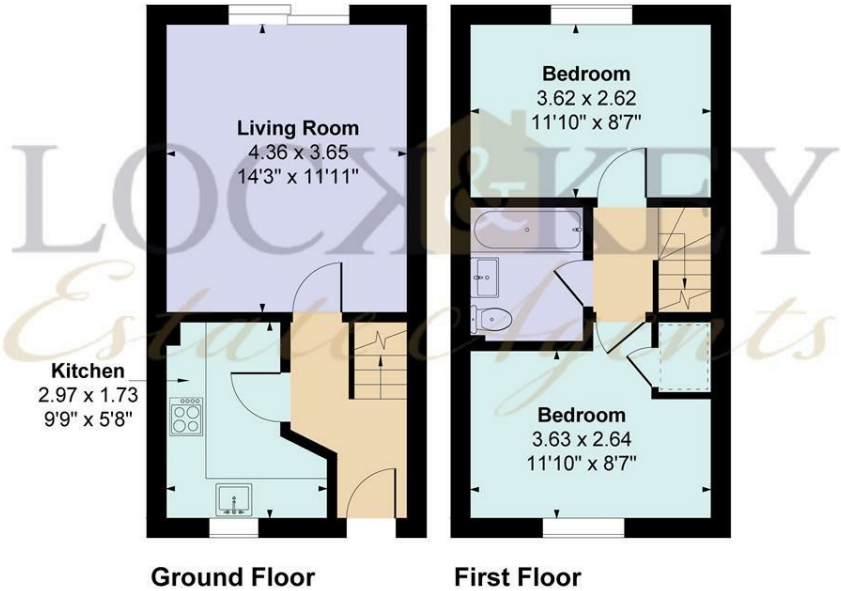
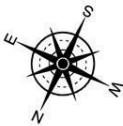




Floor Plan

Magister Road, Melksham, SN12 6FE

Approximate Gross Internal Area  
Main House = 51 sq m (549 sq ft)



© 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) <b>A</b>                          |         | <b>88</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         | <b>52</b>               |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |