



40 Brecon Close , Melksham, SN12 7RZ

Lock and Key independent estate agents are pleased to offer this attractive and truly immaculate three bed semi detached property situated tucked away in a favoured cul-de-sac on the eastern side of town. Based on two floors the accommodation comprises, an entrance hall, living room, kitchen/dining room and a lovely conservatory. On the first floor there are three bedrooms and a family bathroom. Additional features include gas heating and double glazing. Externally there is ample drive parking, garage and utility boot are off and an enclosed rear garden. Viewing is strongly recommended.

£275,000

40 Brecon Close

, Melksham, SN12 7RZ



- Truly Immaculate
- Garage & Ample Parking
- Living Room
- Gas Heating & Double Glazing
- Semi Detached
- Lovely Conservatory
- Family Bathroom
- Three Bedrooms
- Kitchen / Dining Room
- Enclosed Rear Garden

Situation

Accommodation

Entrance Hall

Living Room

17'9" x 10'10" (5.41 x 3.30)

Kitchen / Dining Room

13'11" x 8'2" (4.24 x 2.49)

Conservatory

13'4" x 10'0" (4.06 x 3.05)

First Floor Landing

Bedroom One

12'2" x 8'8" (3.71 x 2.64)

Bedroom Two

10'0" x 7'7" (3.05 x 2.31)

Bedroom Three

7'5" x 6'0" (2.26 x 1.83)

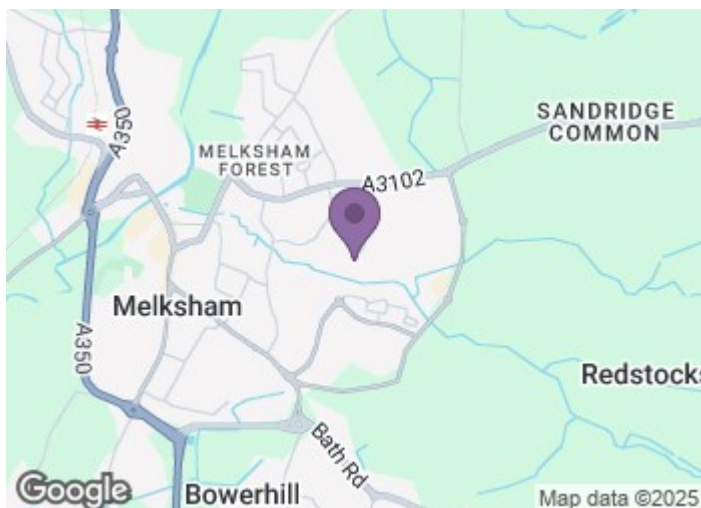
Family Bathroom

Externally & Parking

Garage & Boot Area

Rear Garden

Directions



Directions



Floor Plan



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		85
(69-80) C	69	
(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	