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**LOCK & KEY**  
*Estate Agents*



## 43 Daisy Close , Melksham, SN12 6FZ

Lock and Key independent estate agents are pleased to offer this attractive and truly immaculate three bedroom end terraced property situated tucked away in a favoured cul-de-sac within a level walk into town. Based on two floors the accommodation comprises an entrance hall, light & airy living room and a spacious fitted kitchen/dining room, leading into a lovely conservatory. To the first floor there are three bedrooms, a useful addition of W/C and a family bathroom. Externally there are front and rear gardens, driveway parking leading to the garage with personal door to rear. Additional features include gas heating and double glazing. Viewing is strongly recommended.

**£315,000**

# 43 Daisy Close

, Melksham, SN12 6FZ



- Attractive & Spacious
- Hall, Light & Airy Living Room
- Family Bathroom
- Garage & Parking
- Truly Immaculate End Terraced
- Good Size Kitchen / Dining Room
- Double Glazing & Gas Heating
- Three Bedrooms
- Lovely Conservatory
- Pleasant Rear Garden

## Situation

## Accommodation

## Entrance Hall

## Living Room

14'6 x 14'6 (4.42m x 4.42m)

## Kitchen / Dining Room

14'6 x 10'4 (4.42m x 3.15m)

## Lovely Conservatory

11'5 x 9'0 (3.48m x 2.74m)

## First Floor Landing

## Bedroom One

12'6 x 8'10 (3.81m x 2.69m)

## Bedroom Two

9'6 x 7'6 (2.90m x 2.29m)

## Bedroom Three

7'10 x 7'0 max (2.39m x 2.13m max)

## Family Bathroom

## Externally & Parking

## Garage

## Rear Garden

## Directions



## Directions





Floor Plan



TOTAL FLOOR AREA: 823 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(69-80) C		
(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