

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



36 Craybourne Road , Melksham, SN12 7DJ

Lock and Key independent estate agents are pleased to offer this attractive three bed semi property situated tucked away in an established and mature residential area just off the favoured Sandridge Road area on the north/eastern side of the town. The accommodation is arranged over two floors and comprises a welcoming entrance hall, living room, a lovely conservatory, dining room, fitted kitchen, inner passage with door to garage and door to rear, W/C, and a useful boot/utility. On the first floor there are three bedrooms and a family bathroom. Externally at the front is ample parking for numerous vehicles, a decent garage and a lovely enclosed southerly rear garden offering a good degree of privacy. The property further benefits from gas heating and double glazing. Ideal First time buyer and family home. Viewing is strongly recommended.

£300,000

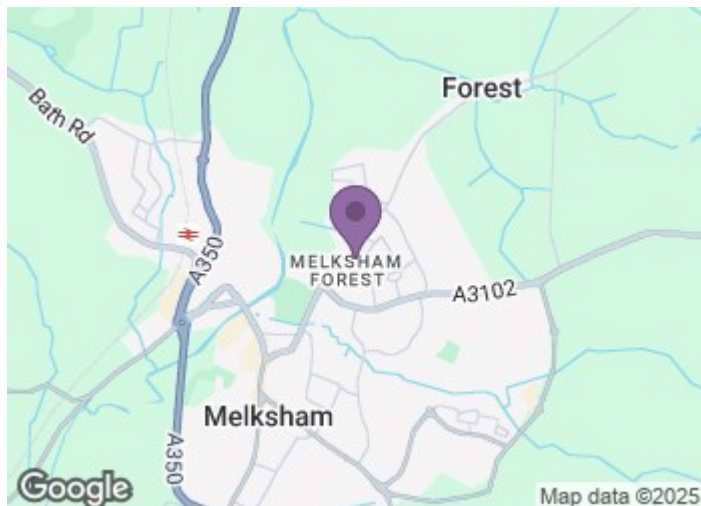
36 Craybourne Road

, Melksham, SN12 7DJ



- Attractive, Semi Detached
- Decent Garage, Inner Passage, Utility & W/C
- Dining Room & Fitted Kitchen
- Ideal FTB & Family Home
- Tucked Away & Three Bedrooms
- Entrance Hall, Living Room & Log Burner
- Family Bathroom, Gas Heating & Double Glazing
- Ample Parking For Numerous Vehicles
- Lovely Conservatory
- Lovely Enclosed Private Rear Garden

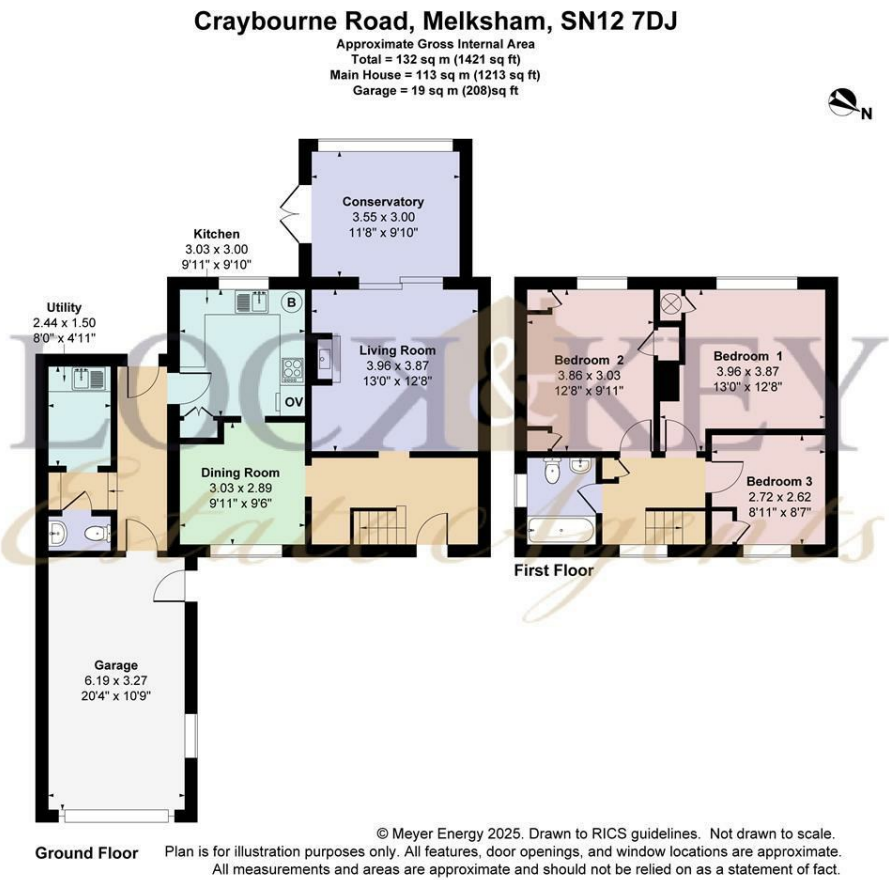
Situation



Directions



Floor Plan



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) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC