



## 345 Snarlton Lane , Melksham, SN12 7QP

Lock and Key independent estate agents are pleased to offer this attractive two bed cottage situated in a no through road on the eastern edge of our bustling market town of Melksham. The accommodation is arranged over two floors and comprises an entrance hall, bay fronted living room, dining room and a good size fitted kitchen/dining room. To the first floor there are two bedrooms and a family bathroom. Externally there is a rear garden. The property further benefits from gas heating and double glazing where stated. Viewing is strongly recommended. Ideal First Time Purchase. No Chain.

£210,000

# 345 Snarlton Lane

, Melksham, SN12 7QP



- Attractive Bay Fronted Cottage
- Dining Room
- Gas Heating & Double Glazing
- No Chain
- Two Bedrooms
- Good Size Kitchen / Dining Room
- Enclosed Rear Garden
- Hallway, Bay Living Room
- Family Bathroom
- Ideal First Time Purchase

## Situation



## Directions



## Floor Plan

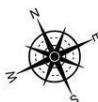
### Snarlton Lane, Melksham, SN12 7QP,

Approximate Gross Internal Area  
Main House = 79 sq m (850 sq ft)

**Kitchen/Diner**  
5.83 x 3.02  
19'2" x 9'11"

**Reception Room**  
4.64 x 3.12  
15'3" x 10'3"

**Living Room**  
3.45 x 3.36  
11'4" x 11'0"



**Bedroom 2**  
3.16 x 2.86  
10'4" x 9'4"

**Bedroom 1**  
4.61 x 2.78  
15'1" x 9'1"

**Ground Floor**

**First Floor**

© 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) A		86
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	