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**LOCK & KEY**  
*Estate Agents*



## 27 Weavers Croft , Melksham, SN12 8BW

Lock and Key independent estate are pleased to offer this attractive and immaculately presented two bed terrace property situated tucked away in a cul-de-sac conveniently placed just off the town centre. Based on two floors the accommodation comprises, an entrance canopy storm porch, light and airy living room, and a kitchen/breakfast room. On the first floor there are two bedrooms and a family bathroom. Externally there is an open front a southerly enclosed rear garden and parking. Additional features include double glazing and gas heating. Good road links to the M4 and others centres. Ideal for first time purchase or investment. No Chain.

**£212,500**

# 27 Weavers Croft

, Melksham, SN12 8BW



- No Chain
- Light & Airy Living Room
- Enclosed Southerly Rear Garden & Parking
- Good Road Links & Ideal For Amenities
- Attractive Mid Terrace
- Smart Fitted Kitchen
- Double Glazing & Gas Heating
- Immaculate Throughout & Two Bedrooms
- Lovely Bathroom Suite
- Ideal First Time Purchase

## Situation

## Accommodation

## Living Room

15'7" x 12'7" (4.75 x 3.85)

## Fitted Kitchen/Breakfast Room

15'7" x 7'6" (4.75 x 2.29)

## First Floor Landing

## Bedroom One

8'2" x 12'7" & wardrobes (2.51 x 3.85 & wardrobes)

## Bedroom Two

7'6" x 12'7" (2.29 x 3.85)

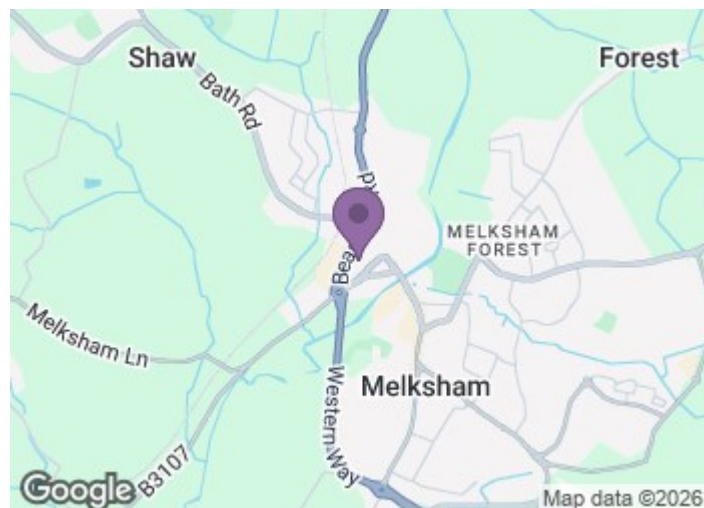
## Family Bathroom

## Externally

## Parking

## Rear Garden

## Directions

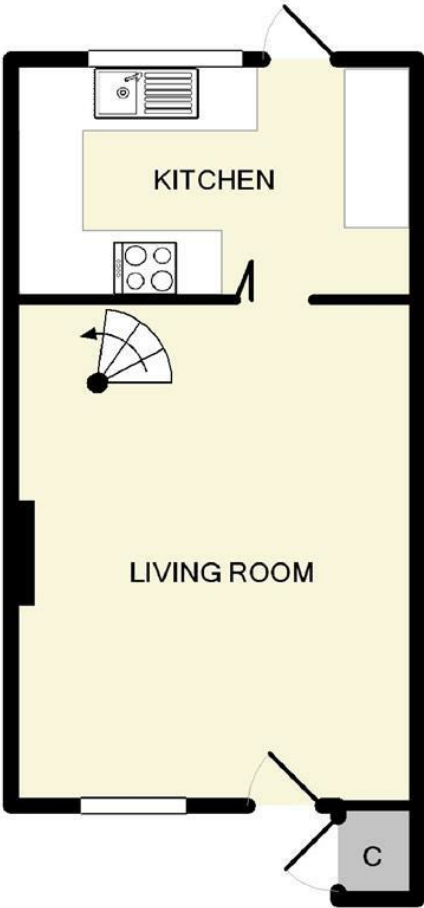


## Directions

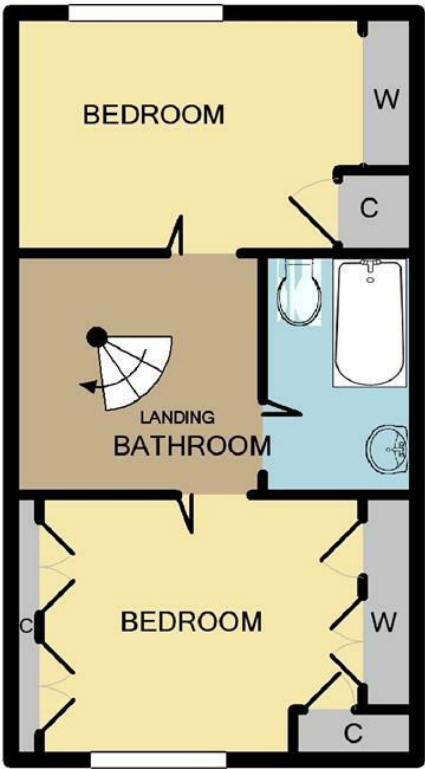




Floor Plan



GROUND FLOOR



1ST FLOOR



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) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>89</b> |
| (69-80) <b>C</b>                            | <b>72</b> |           |
| (55-68) <b>D</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                     |           |           |