

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: [info@homesinmelksham.co.uk](mailto:info@homesinmelksham.co.uk)

[www.homesinmelksham.co.uk](http://www.homesinmelksham.co.uk)

**LOCK & KEY**  
*Estate Agents*



## 18 Brecon Close , Melksham, SN12 7RZ

Lock and Key independent estate agents are pleased to offer this two double bed end terraced property situated in a favoured cul-de-sac on the eastern outskirts of town. The accommodation is arranged over two floors and comprises an entrance porch, light & airy living room and a fitted kitchen /dining room. To the first floor there are two double bedrooms and a family bathroom. Externally there is front, side access and pretty enclosed rear garden, parking in front of garage at the rear. The property further benefits from gas heating and double glazing. Viewing is strongly recommended. Ideal for first time, downsizer or investment buyer. Viewing is strongly recommended.

**£235,000**

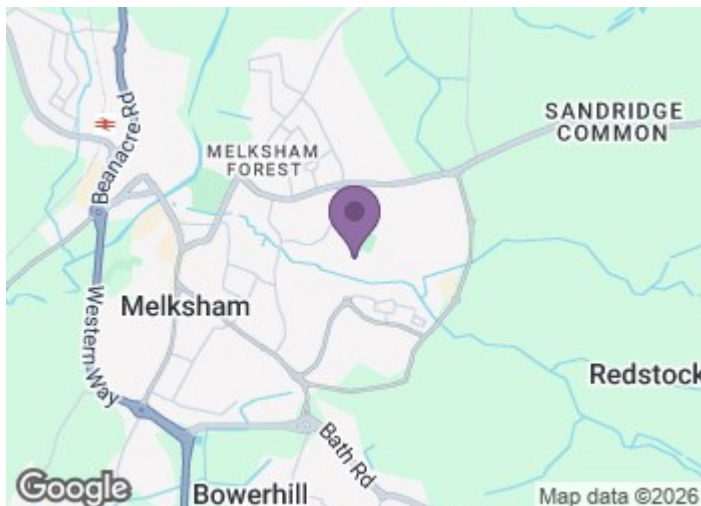
# 18 Brecon Close

, Melksham, SN12 7RZ



- Two Double Bedrooms
- Kitchen / Dining Room
- Double Glazing & Gas Heating
- Ideal First Time Purchase
- End Of Terrace
- Rear Lean To
- Front & Enclosed Rear Gardens
- Ent Porch, Light & Airy Living Room
- Family Bathroom
- Parking & Garage

## Situation



## Directions



Tel: 01225 707342

Email: [info@homesinmelksham.co.uk](mailto:info@homesinmelksham.co.uk)  
[www.homesinmelksham.co.uk](http://www.homesinmelksham.co.uk)

## 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 firm's 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	