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LOCK & KEY
Estate Agents



25 The Beeches

Shaw, Melksham, SN12 8EP

Lock and Key independent estate agents are pleased to offer this attractive and spacious four bed semi detached property situated in the highly favoured village of Shaw, this village setting, is surrounded by countryside with scenic walks and cycle routes conveniently close by. The property also benefits from being tucked away with a pleasant green aspect in front, making it an ideal retreat from the hustle and bustle of busy life, along with that there is a strong sense of community, with an active village hall offering various classes, including yoga and Pilates. Primary school, The Pear Tree in Whitley is a favourite spot for dining, and nearby Lowdens is excellent for all things related to gardening and gifting. Good road links to Bath, other centres and the M4.

The accommodation is in need of some modernisation and briefly comprises, a welcoming entrance hall, good size dual aspect living room, fitted kitchen, inner passage, utility/boot room and cloakroom and personal door into garage. On the first floor there are four bedrooms and a family bathroom. Additional features double glazing and gas heating. Externally there is parking and a garage, side access to a decent enclosed rear garden. Viewing is strongly recommended. Potential to extended subject to planning permissions being granted. No Chain.

£350,000

25 The Beeches

Shaw, Melksham, SN12 8EP



- No Chain
- Highly Favoured Village & Good Road Links To Bath & M4
- Claokroom & Boot Room
- Village Setting, Walks, School & Amenities
- Attractive, Spacious Semi Detached
- Entrance Hall, Good Size Dual Aspect Living Room
- Parking, Garage & Decent Read Garden
- Tucked Away With Pleasant Green Aspect
- Fitted Kitchen, Inner Lobby
- Potential To Extended (STPP's Being Granted)

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		
(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