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LOCK & KEY
Estate Agents



118 The Street , Broughton Gifford, SN12 8PH

Lock and Key independent estate agents are pleased to offer this attractive two double bed (with an additional attic bedroom) period property situated positioned and encapsulated within a charming terrace of similar properties along a leafy street and conservation area in the heart of the highly favoured Wiltshire village of Broughton Gifford and is believed to be built as the servants accommodation for the Manor House. Based over three floors the accommodation comprises, an entrance hall, living room & fire, a lovely dining room and a fitted kitchen. To the first floor there are two double bedrooms and a good size family bathroom. A further useful attic room can be found on the second floor. Externally there is an enclosed rear garden. The property further benefits from double glazing and oil heating. Viewing is strongly recommended. No Chain.

£350,000

118 The Street

, Broughton Gifford, SN12 8PH



- Attractive Period Home
- Two Double Bedrooms
- Good Size Dining Room
- Viewing Recommended & No Chain
- Highly Thriving Village, Amenities & Lovely Common
- Useful Additional Attic Room
- Fitted Kitchen, Family Bathroom
- Good Size Rear Garden
- Hallway, Living Room & Fire
- Doble Glazing & Oil Heating

Situation

Accommodation

Entrance Hall

Dining Room

14'09" max x 12'09" (4.50 max x 3.89)

Living Room

11'02" x 10'11" (3.40 x 3.33)

Kitchen

9'02" x 8'11" (2.79 x 2.72)

First Floor Landing

Bedroom One

14'08" x 10'11" (4.47 x 3.33)

Bedroom Two

9'10" x 9'0" (3.00 x 2.74)

Family Bathroom

9'02" x 9'0" (2.79 x 2.74)

Second Floor

Attic Room

14'07" x 11'01" (4.45 x 3.38)

Externally

Rear Garden



Directions



Floor Plan



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) 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	