



## 14 Birch Grove

Bowerhill, Melksham, SN12 6SB

Lock and Key independent estate agents are pleased to offer this attractive, truly immaculate and spacious two double bed detached bungalow situated in a cul-de-sac on the favoured older part of Bowerhill and it must be noted that bungalows in this area rarely come onto the market. With good access to the Oak & Bowerhill primary school and a host of other local amenities including our cherished Kennet & Avon walks on the very fringe. The accommodation is beautifully laid out and comprises an entrance porch, an entrance hall, spacious triple aspect living room, a lovely fitted kitchen, a smartly fitted family shower room and two double bedrooms. Externally the property is set on a decent surrounding plot with a large patio and enclosed rear gardens, ample driveway leading to the garage. The property further benefits from gas heating and double glazing. No Chain.

**£335,000**

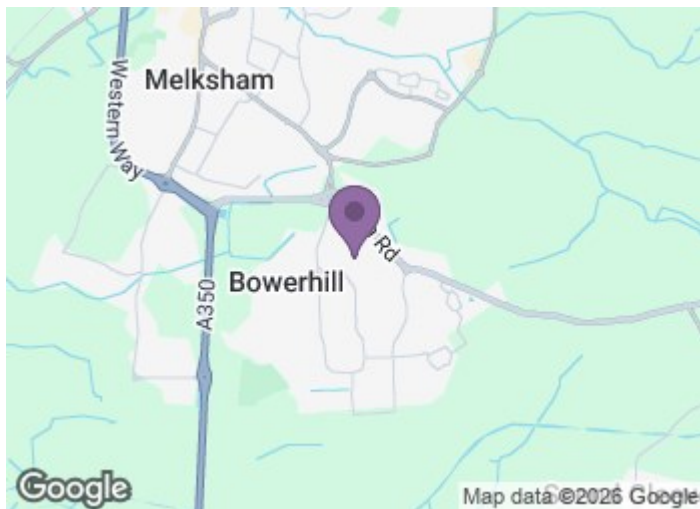
# 14 Birch Grove

Bowerhill, Melksham, SN12 6SB

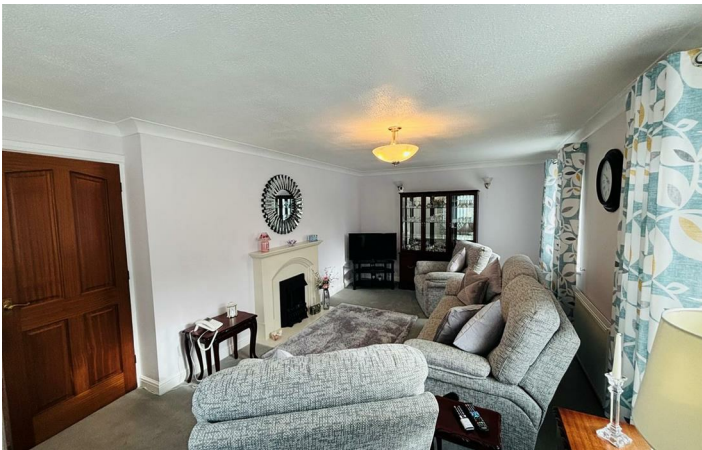
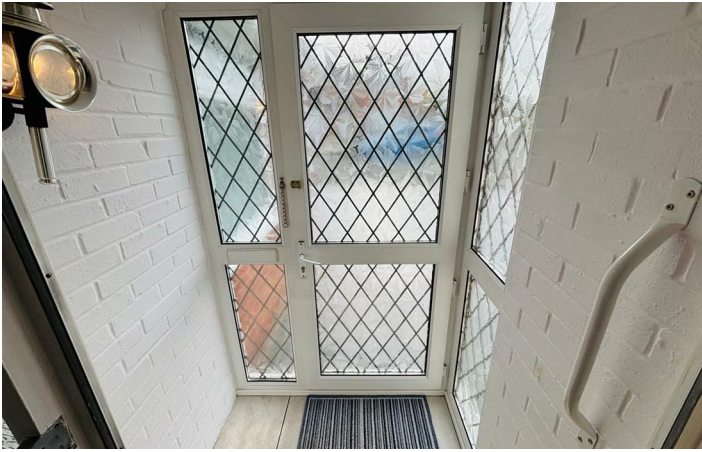


- Rare To Market & No Chain
- Lovely Surrounding Plot
- Triple Aspect Living Room
- Garage, Double Glazing & Gas Heating
- Truly Immaculate & Spacious
- Two Double Bedrooms
- Lovely Fitted Kitchen & Shower Room
- Detached Bungalow
- Porch, Spacious Hallway
- Ample Parking, Decent Enclosed Garden

## Situation



## Directions



## Floor Plan

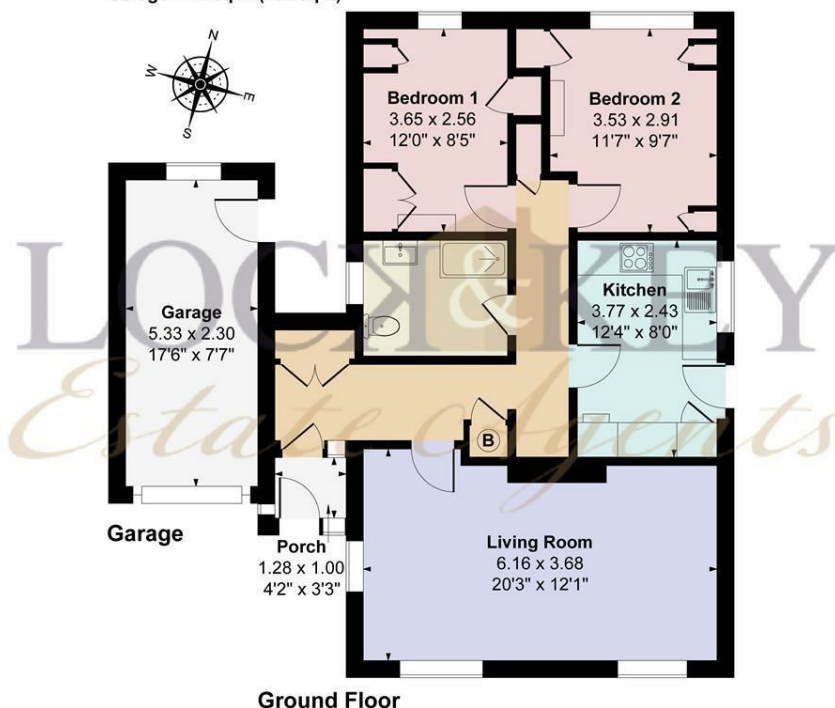
### Birch Grove, Bowerhill, Melksham SN12

Approximate Gross Internal Area

Total = 85 sq m (915 sq ft)

Main House = 73 sq m (783 sq ft)

Garage = 12 sq m (132 sq ft)



© 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 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) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	