

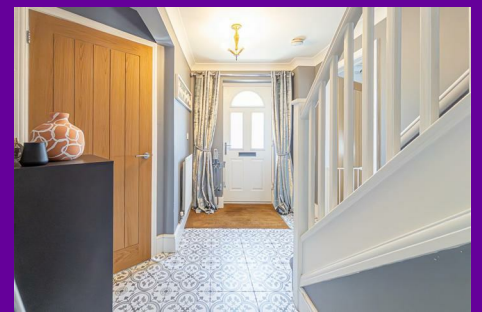
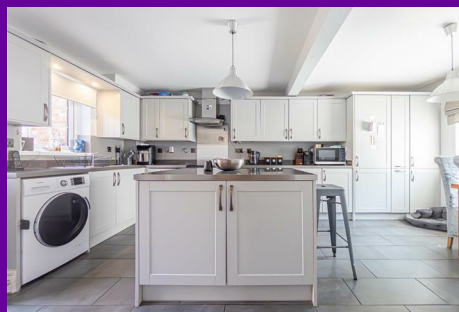
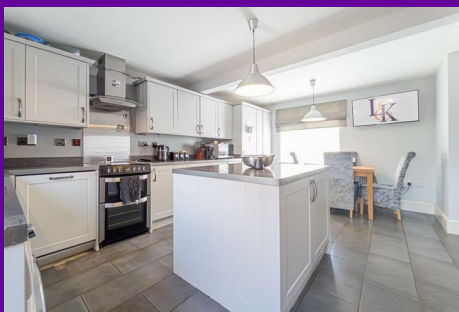
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**LOCK & KEY**  
*Estate Agents*



## 25 Kittyhawk Close , Bowerhill, SN12 6QF

Lock and Key independent estate agents are pleased to offer this attractive and truly immaculate three bed semi detached which has been upgraded recently over the last couple of years with new windows, doors, gas boiler, en-suite and bathroom and opened up the kitchen / dining room which is a perfect hub for the family. Situated in a cul-de-sac on the favoured Hunters Meadow in Bowerhill its is ideally placed for the Oak and Bowerhill primary school and close to a host of local amenities including access to our cherished Kennet & Avon canal walks on the fringe. Based on two floors the accommodation comprises an entrance hall, cloakroom, light & airy living room and a lovely kitchen / dining room. On the first floor there are three bedrooms, an en-suite and a family bathroom. Externally there are front and rear gardens, parking and a garage with power connected. No Chain.

**£310,000**

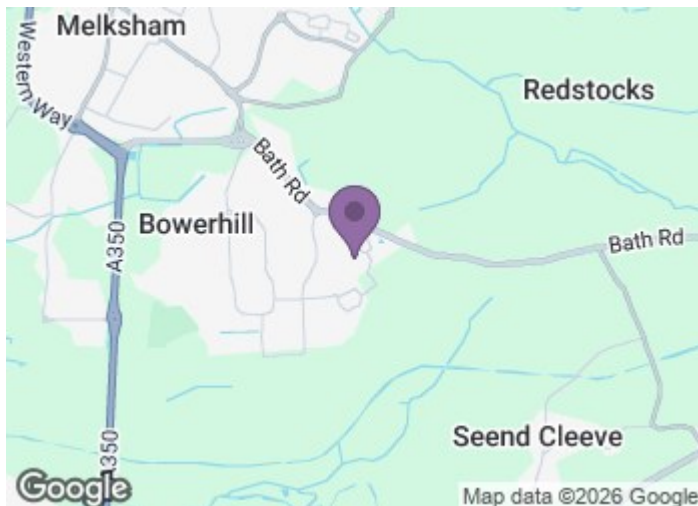
# 25 Kittyhawk Close

, Bowerhill, SN12 6QF



- No Chain
- Attractive, Semi Detached
- Recently Upgraded & Modernised Over The Last Two Years
- Garage With Power & Parking
- Three Bedrooms, En-Suite
- Hall, Cloakroom, Bathroom
- Light & Airy Living Room
- Lovely Kitchen / Dining Room
- Front & Enclosed Rear Garden
- Convenient To Schools & Amenities

## Situation



## Directions



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## Floor Plan

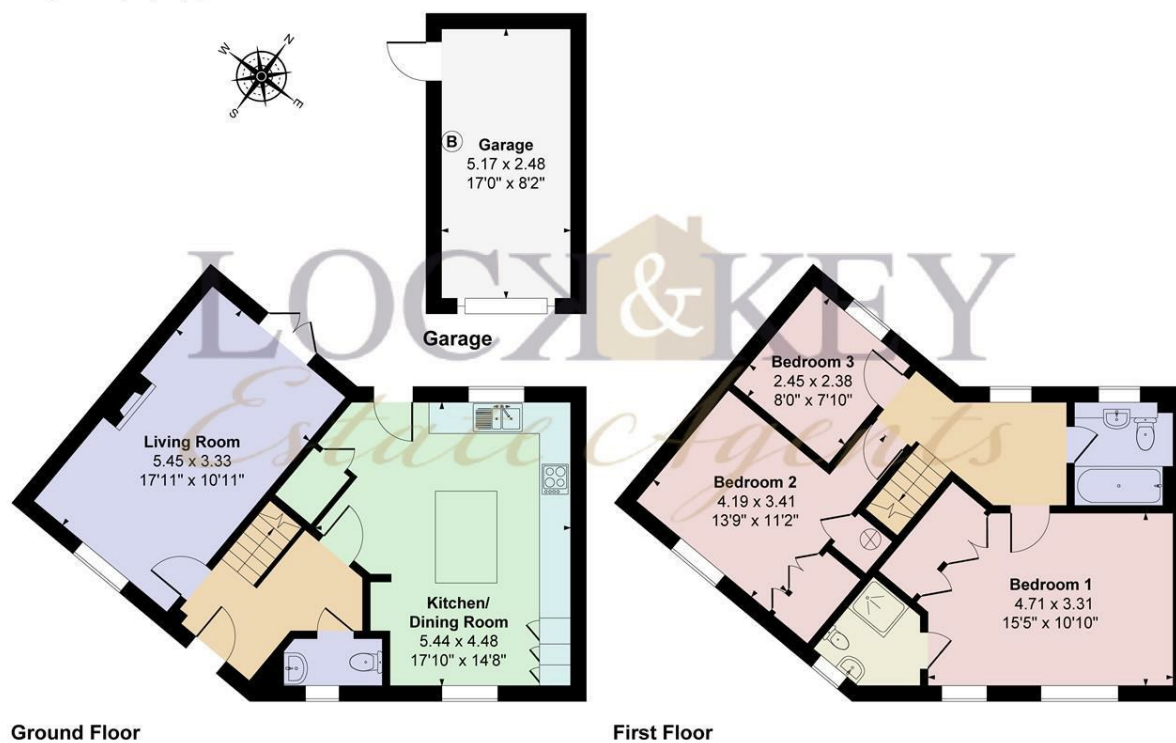
### Kittyhawk Close, Bowerhill, Melksham, SN12 6QF

Approximate Gross Internal Area

Total = 117 sq m (1260 sq ft)

Main House = 104 sq m (1122 sq ft)

Garage = 13 sq m (138)sq ft



© Meyer Energy 2026. 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			
(81-91) B			85
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	