

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



2 Mitchell Drive , Bowerhill, SN12 6UQ

Lock and Key independent estate agents are pleased to offer this extended and therefore, spacious three bed end terraced property situated in the highly favoured older part of Bowerhill, offering convenient access to our cherished Kennet & Avon canal walks and convenient to the Oak school & Bowerhill Primary. Offering a well balanced accommodation and arranged over two floors it comprises an entrance hall, a good size living room and dining room areas, a lovely conservatory and a re-fitted kitchen with double glazed doors opening onto the garden. To the first floor there are three bedrooms and a good size family bathroom. The garden to the front is open plan (potential to drop kerb and create parking) and at the rear a fully enclosed garden leading to the garage. The property further benefits from gas heating and double glazing. Viewing is strongly recommended. No Chain.

£270,000

2 Mitchell Drive

, Bowerhill, SN12 6UQ



- Extended, Therefore Spacious & No Chain
- Re - Fitted Kitchen
- Garage and Enclosed Rear Garden
- Close To Amenities. Bus Routes & Canal Tow Path Walks
- End Terraced & Three Bedrooms
- Lovely Conservatory
- Gas Heating & Double Glazed
- Spacious Open Plan Living Room & Dining Rooms Areas
- Family Bathroom
- Access To Oak School & Bowerhill Primary School

Situation

Accommodation

Entrance Hall

Open Plan Living Room & Dining Room Areas

22'5" max x 21'5" (6.83 max x 6.53)

Conservatory

Fitted Kitchen

12'6" x 9'9" (3.81 x 2.97)

First Floor landing

Bedroom One

13'3" x 8'4" (4.04 x 2.54)

Bedroom Two

10'8" max x 8'4" (3.25 max x 2.54)

Bedroom Three

11'5" max x 9'5" (3.48 max x 2.87)

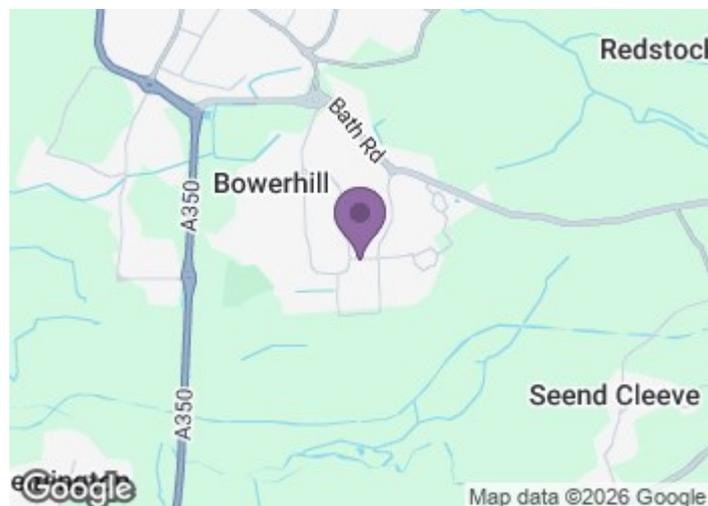
Re-Fitted Bathroom

8'6" x 8'2" (2.59 x 2.49)

Externally

Rear Garden

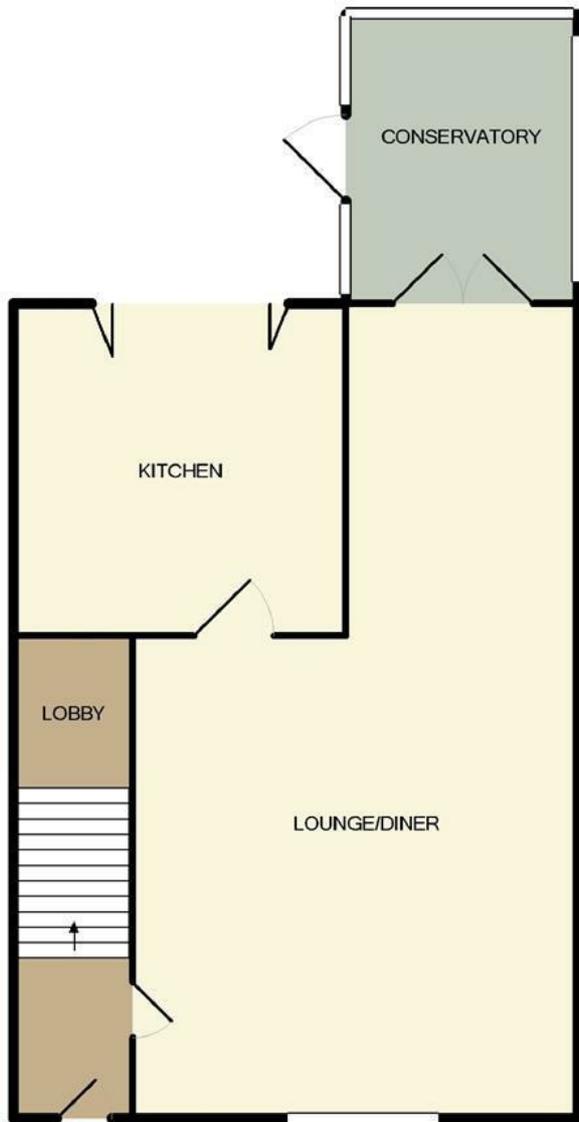
Garage



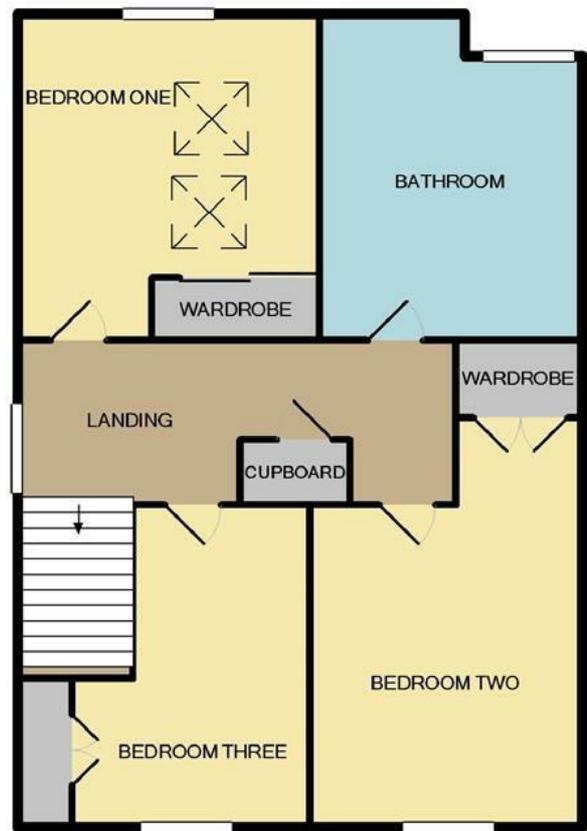
Directions



Floor Plan



GROUND FLOOR



1ST FLOOR

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.
 Made with Metropix © 2016

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		87
(81-91)	B		
(69-80)	C	72	
(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	