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**LOCK & KEY**  
*Estate Agents*



## 60 Barnes Wallis Close , Bowerhill, SN12 6UJ

Lock and Key independent estate agents are pleased to offer this attractive, three bed end terraced property situated tucked away in a cul-de-sac on the favoured older part of Bowerhill in front of a pleasant green aspect. Offering good access to our cherished Kennet & Avon canal walks on the fringe and access to the Oak school. The accommodation comprises an entrance porch, light & airy living room, kitchen/dining room and a lovely conservatory. To the first floor there are three bedrooms and a good family bathroom. Externally its a decent corner plot, front, side and rear gardens, and a detached double garage and parking at the rear. The property further benefits from gas heating and double glazing. Ideal First Time Purchase, or trading down, or investment. Viewing is strongly recommended. No Chain.

**£285,000**

# 60 Barnes Wallis Close

, Bowerhill, SN12 6UJ



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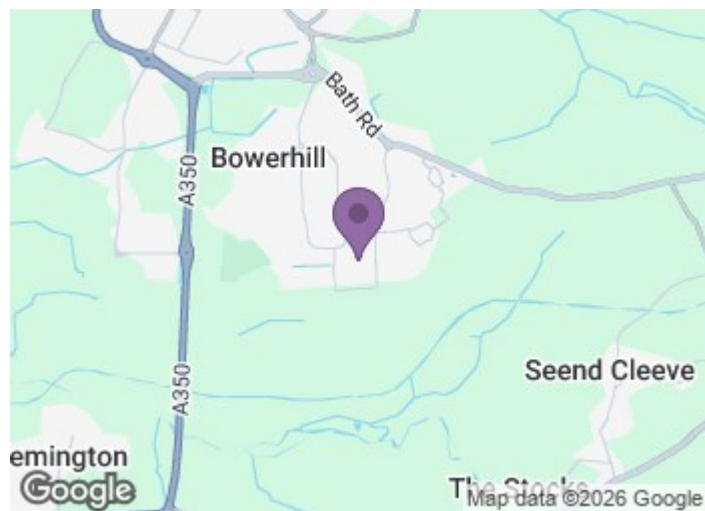
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- No Chain
- Access To Canal & Countryside Walks On Fringe
- Kitchen / Dining Room
- Detached Double Garage & Parking
- Attractive End Terrace
- Three Bedrooms & Bathroom
- Conservatory , Double Glazing & Gas Heating
- Tuck Away & Pleasant Green Aspect In Front
- Porch, Light & Airy Living Room
- Corner Plot, Front, Side Rear Gardens

## Situation



## Directions



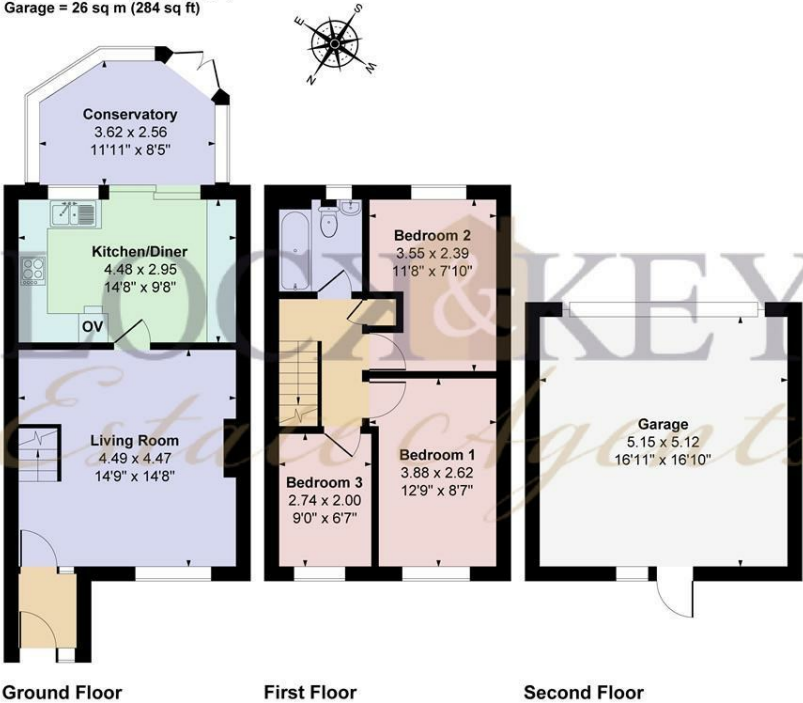




Floor Plan

Barnes Wallis Close, Bowerhill, Melksham, SN12 6UJ

Approximate Gross Internal Area  
Total = 105 sq m (1138 sq ft)  
Main House = 79 sq m (854 sq ft)  
Garage = 26 sq m (284 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 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>86</b> |
| (69-80) <b>C</b>                            | <b>73</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |