

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



38 Craybourne Road , Melksham, SN12 7DJ

Lock and Key independent estate agents are pleased to offer this attractive three bed semi property situated tucked away in an established and mature residential area just off the favoured Sandridge Road area on the north/eastern side of the town. The accommodation is arranged over two floors and comprises an entrance porch, welcoming entrance hall, living room, a dining room and a fitted kitchen. There is an inner covered inner passage with door to a useful store/boot room. On the first floor there are three bedrooms and a family shower room. Externally at the front is ample parking for numerous vehicles, covered side access and a lovely enclosed southerly rear garden offering a good degree of privacy. The property further benefits from gas heating and double glazing. Ideal First time buyer and family home. Viewing is strongly recommended. No Chain.

£285,000

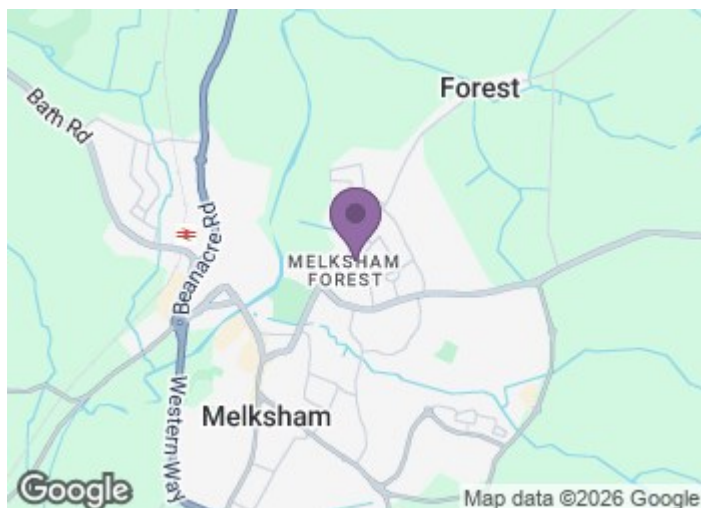
38 Craybourne Road

, Melksham, SN12 7DJ



- Attractive, Semi Detached
- Inner Passage, Boot Room & Store
- Dining Room & Fitted Kitchen
- Gas Heating, Double Glazing & No Chain
- Tucked Away & Three Bedrooms
- Porch & Entrance Hall
- Family Shower Room
- Ample Parking For Numerous Vehicles
- Light & Airy Living Room
- Decent Good Size Rear Garden

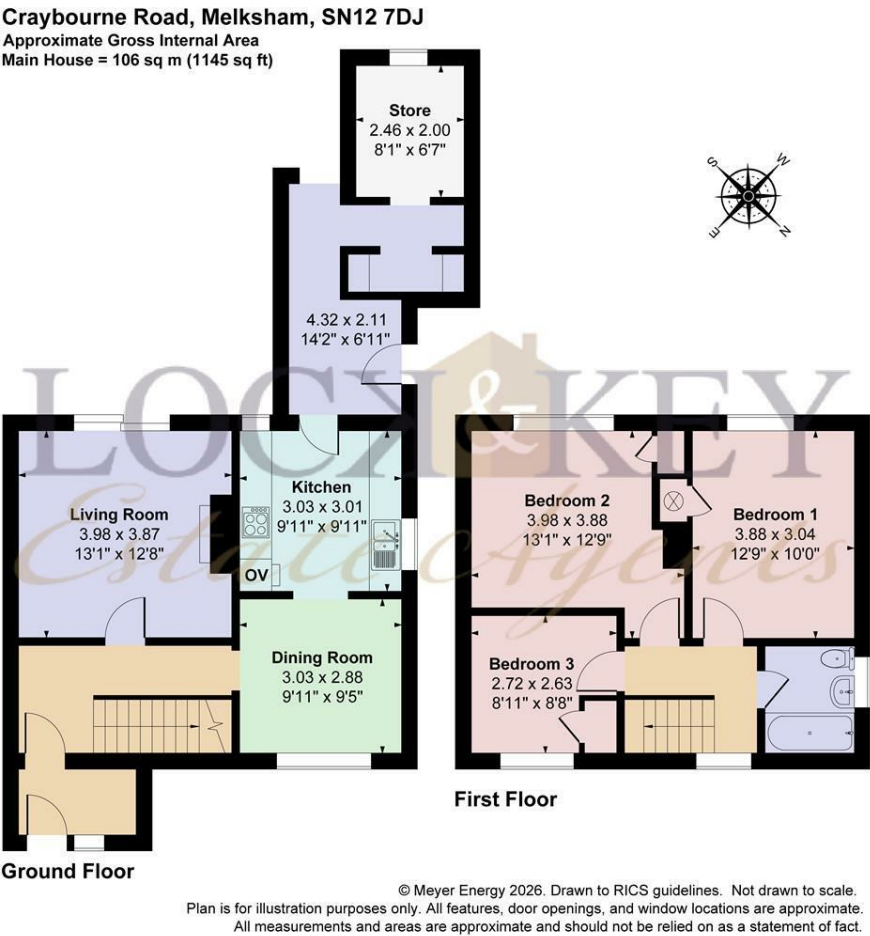
Situation



Directions



Floor Plan



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) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		