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**LOCK & KEY**  
*Estate Agents*



## 343 Snarlton Lane , Melksham, SN12 7QP

Lock and Key independent estate agents are pleased to offer this attractive two bed cottage situated in a no through road on the eastern edge of our bustling market town of Melksham. The accommodation is arranged over two floors and comprises an entrance hall, bay fronted spacious living room and dining, fitted kitchen, utility / boot room area and conservatory. To the first floor there are two bedrooms and a family bathroom. Externally there is a large rear garden and parking to the front. The property further benefits from gas heating and double glazing where stated. Viewing is strongly recommended. Ideal First Time Purchase.

**£235,000**

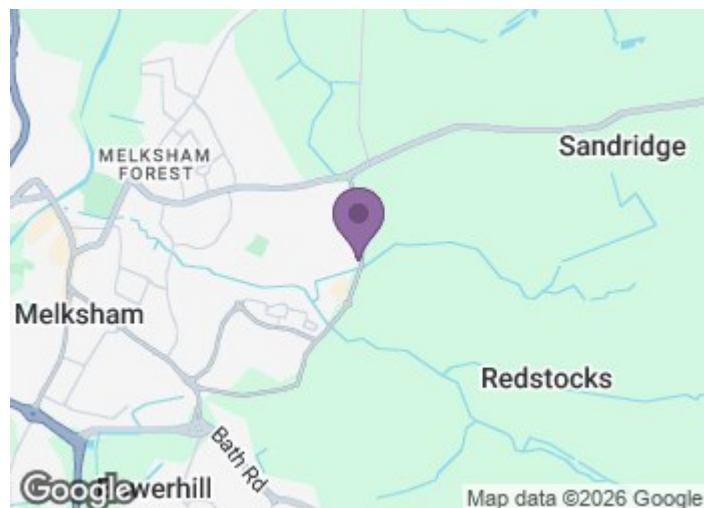
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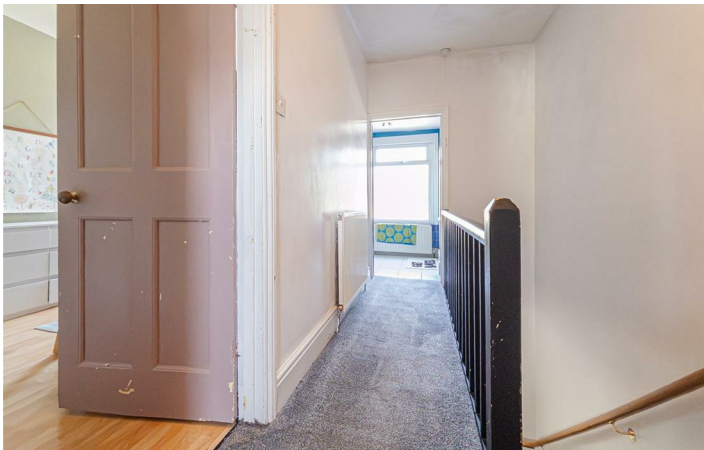


- Attractive Bay Fronted Cottage
- Large Rear Garden
- Two Bedrooms
- Hall, Good Size Bay Fronted Living Room
- Kitchen, Boot Room & Conservatory
- Family Bathroom
- Double Glazing & Gas Heating
- Non Estate & No Through Road
- Ideal First Time Purchase Or Downsize
- Viewing Is Strongly Recommended

## 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                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |