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**LOCK & KEY**  
*Estate Agents*



## 11 Epping Drive , Melksham, SN12 7HN

Lock and Key independent estate agents are pleased to offer this two bed semi detached bungalow situated tucked away towards the end of a cul-de-sac on the favoured eastern outskirts of town. The accommodation comprises an entrance lobby, dual aspect living room, kitchen, conservatory, two bedrooms and a family shower room. The property further benefits from gas heating and double glazing. Externally it offers a corner plot so the garden runs to the rear and side. Allocated parking placed close by. Viewing is highly recommended. Ideal for downsizers. No Chain.

£235,000

# 11 Epping Drive

, Melksham, SN12 7HN



- Semi Detached Bungalow
- Fitted Kitchen
- Double Glazing & Gas Heating
- No Chain
- Corner Plot Gardens
- Conservatory
- Tucked Away In Cul-De-Sac
- Ent Porch & Dual Aspect Living Room
- Family Shower Room
- Ideal For Downsizers

## SITUATION

## ACCOMMODATION

## ENTRANCE LOBBY

## LIVING ROOM

16'6" x 11'10" (5.03 x 3.61)

## FITTED KITCHEN

9'6" x 9'2" (2.90 x 2.79)

## CONSERVATORY

9'9" x 5'7" (2.97 x 1.70)

## INNER LOBBY

## BEDROOM ONE

13'6" x 9'10" (4.11 x 3.00)

## BEDROOM TWO

12'3" x 6'9" (3.73 x 2.06)

## BATHROOM

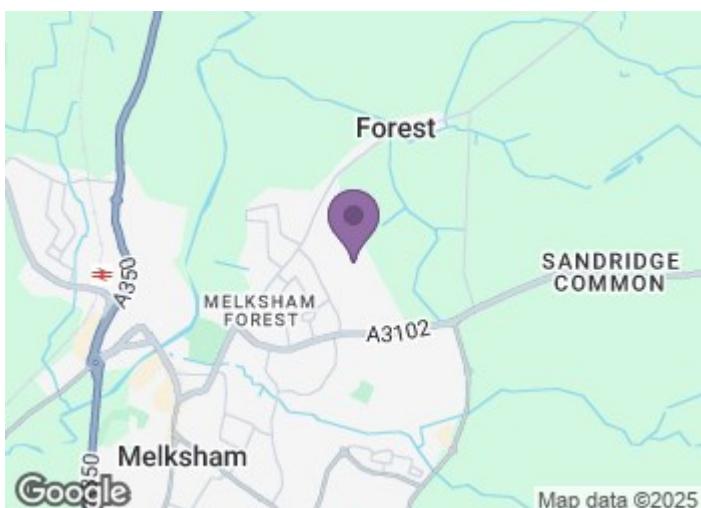
9'4" x 5'10" (2.84 x 1.78)

## EXTERIOR

## FRONT GARDEN

## SIDE AND REAR GARDENS

## DIRECTIONS



## Directions

Side and rear



## Floor Plan



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	73
(39-54)	E	57
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	