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**LOCK & KEY**  
*Estate Agents*



## 72 Weavers Croft , Melksham, SN12 8BP

Lock and Key independent estate are pleased to offer this attractive two bed end terraced property situated tucked away in a cul-de-sac conveniently placed just off the town centre. Based on two floors the accommodation comprises, an entrance porch, living room, and a kitchen/dining room. On the first floor there are two bedrooms and a family bathroom. Externally there is front, side access and an enclosed rear garden and parking. Additional features include double glazing and gas heating. Good road links to the M4 and others centres. Ideal for first time purchase or investment. Vendor Suited.

**£225,000**

# 72 Weavers Croft

, Melksham, SN12 8BP



- Attractive End Terraced
- Ent Porch, Living Room
- Gas Heating & Double Glazing
- Ideal Investment & Vendor Suitred
- Tucked Away Cul-De-Sac
- Kitchen / Dining Room
- Parking, Enclosed Rear Garden
- Two Bedrooms
- Family Bathroom
- Ideal First Time Purchase

## Situation

## Externally & Parking

## Accommodation

## Rear Garden

## Entrance Porch

## Directions

## Living Room

15'0" x 12'8" (4.57 x 3.86)

## Kitchen / Dining Room

12'8" x 8'6" (3.86 x 2.59)

## First Floor Landing

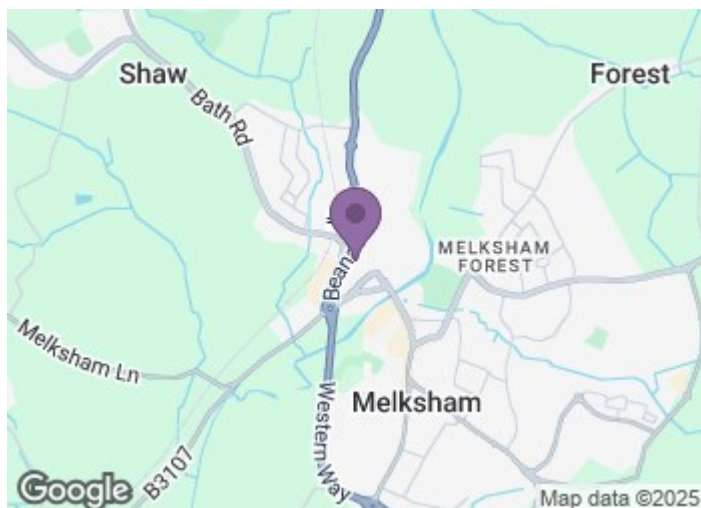
## Bedroom One

12'8" x 8'3" (3.86 x 2.51)

## Bedroom Two

12'8" x 7'3" (3.86 x 2.21)

## Family Bathroom

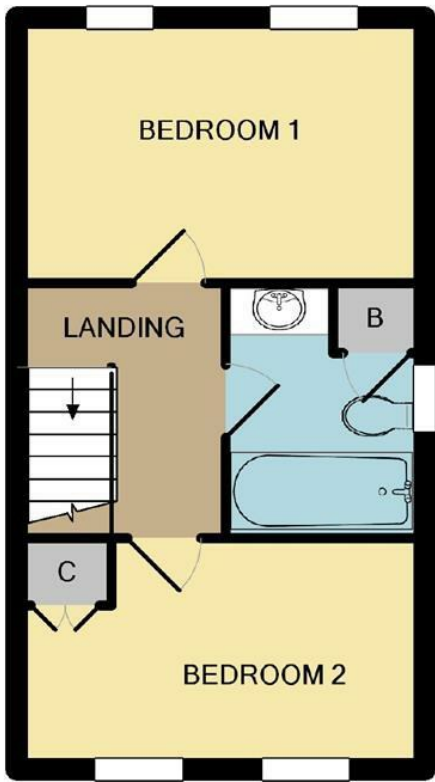


## Directions





Floor Plan



1ST FLOOR



GROUND 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  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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