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LOCK & KEY
Estate Agents



31 Vincent Close , Melksham, SN12 7HZ

Lock and Key independent estate agents are pleased to offer this attractive, three bed end terraced property with a good size corner plot situated in a cul-de-sac on the eastern side of town. Based on two floors the accommodation comprises an entrance porch, spacious living / dining room, and a fitted kitchen. On the first floor there are three bedrooms and a family bathroom. Additional features include double glazing and gas central heating. Externally there is front, side and rear gardens and a garage close by in a block. Ideal First Time Purchase. Viewing is strongly recommended,

£265,000

31 Vincent Close

, Melksham, SN12 7HZ



- Good Size Corner Plot
- L Shaped Living / Dining Room
- Garage In A Block
- Viewing Is Strongly Recommended
- End Terrace
- Fitted Kitchen
- Double Glazed & Gas Heating
- Three Bedrooms
- Family Bathroom
- Ideal First Time Purchase

Situation

Bedroom Three

Accommodation

7'11" x 8'07" (2.41 x 2.62)

Entrance Porch

Bathroom

Living / Dining Room

Externally

23'11" max x 17'11" max (7.29 max
x 5.46 max)

Rear & Side Garden

Fitted Kitchen

Garage

11'03" x 9'0" (3.43 x 2.74)

Directions

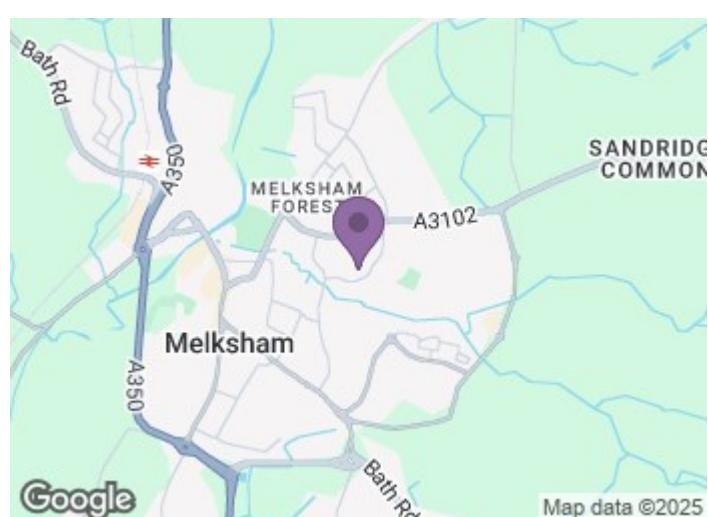
First Floor Landing

Bedroom One

10'06" x 11'06" (3.20 x 3.51)

Bedroom Two

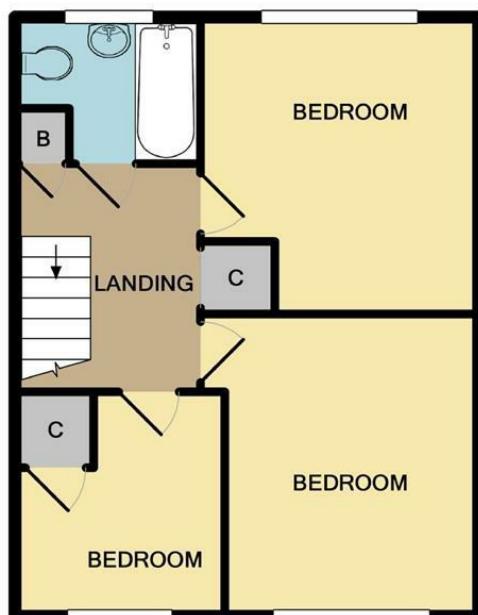
11'03" x 11'03" (3.43 x 3.43)



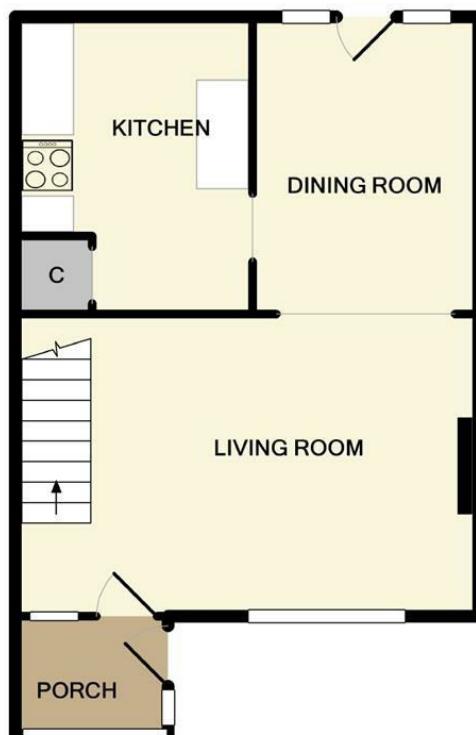
Directions



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	88
(81-91)	B	
(69-80)	C	72
(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	