

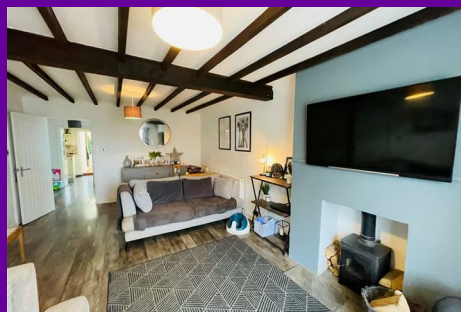
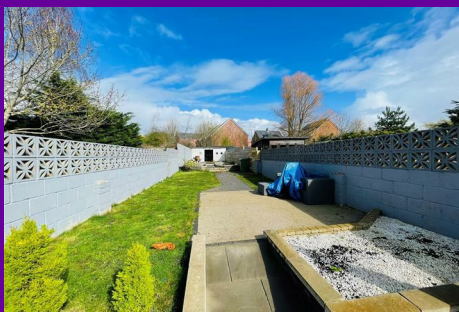
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LOCK & KEY
Estate Agents



340 Snarlton Lane , Melksham, SN12 7QP

Lock and Key independent estate agents are pleased to offer this attractive three 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, spacious bay fronted living room with a log burning stove inset, separate dining room, a fitted kitchen, garden room/utility and a W/C. To the first floor there are three bedrooms and a family bathroom. Externally there is a very good size rear garden with a block built outbuilding and off road parking to the front. The property further benefits from gas heating and double glazing. Additional features include double glazing and gas heating. Viewing is strongly recommended.

£285,000

340 Snarlton Lane

, Melksham, SN12 7QP



- Attractive Bay Fronted Cottage
- Dining Room, Fitted Kitchen
- Gas Heating & Double Glazed
- Potential To Extend Kitchen Subject To Planning Permissions Being Granted
- Three Bedrooms
- Garden Room/Utility, W/C
- Good Size Enclosed Rear Garden
- Spacious Living Room & Log Fire
- Family Bathroom
- Off Road Parking

Situation

W.C

Directions

Accommodation

First Floor Landing

Entrance Hall

Family Bathroom

9'07" x 7'07" (2.92m x 2.31m)

Living Room

22'0" into bay x 12'02" (6.71m into bay x 3.71m)

Bedroom One

13'10" x 9'11" (4.22m x 3.02m)

Dining Room

15'01" x 7'07" (4.60m x 2.31m)

Bedroom Two

12'06" max x 9'06" max (3.81m max x 2.90m max)

Kitchen

13'8" x 6'7" (4.19 x 2.03)

Bedroom Three

9'05" x 6'06" (2.87m x 1.98m)

Garden Room /Utility

13'11" max x 8'08" (4.24m max x 2.64m)

Externally

Rear Garden



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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			85
(69-80) C		67	
(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	