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LOCK & KEY
Estate Agents



5 Strattons Court , Melksham, SN12 6GY

Lock and Key independent estate agents are pleased to offer this truly immaculate four bed town house situated approximately 100 meters from the town centre amenities in small and exclusive security gated MEWS style development. The property is spacious throughout and comprises a good size entrance hall, personal door into the integral garage, a useful shower room, study/bedroom four and a useful utility room on the ground floor. On the first floor there is a lovely 'L' shaped fitted kitchen and a good size 'L' shaped living room/dining room with Juliet balconies. On the second floor can be found three further bedrooms, an en-suite and a family bathroom. Further benefits include an integral garage, side access, double glazing, underfloor heating, an allocated secure parking space in front and a garden at the rear. Viewing is strongly recommended.

£300,000

5 Strattons Court

, Melksham, SN12 6GY



- Private Gated Mews Style Development
- Useful Shower Room & Utility Room
- Under Floor Heating
- Close To Town Amenities
- Attractive Spacious Four Bed Town House
- L Shaped Fitted Kitchen
- Garage & Parking
- Good Size Entrance Hall, Living / Dining Room
- En-Suite, Family Bathroom
- Enclosed Garden

Situation

Accommodation

Entrance Hall

Utility

7'0" x 5'10" (2.13 x 1.78)

Bedroom Four/ Snug

10'03" max x 9'11" (3.12 max x 3.02)

Shower Room

First Floor

Fitted Kitchen

20'03" x 16'01" max (6.17 x 4.90 max)

Living Room / Dining Room

20'03" x 16'01" max (6.17 x 4.90 max)

Second Floor

Bedroom One

10'05" max x 9'11" (3.18 max x 3.02)

En-Suite

Bedroom Two

12'11" max x 9'10" max (3.94 max x 3.00 max)

Bedroom Three

9'06" x 5'11" + recess (2.90 x 1.80 + recess)

Family Bathroom

9'11" x 7'0" max (3.02 x 2.13 max)

Externally

Agents Note

Integral Garage

Directions



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		
(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 2002/91/EC	