

## 16 Warwick Crescent , Melksham, SN12 6AA

Lock and Key independent estate agents are pleased to offer this attractive three bed bay fronted end terrace property situated within a level walk into town and convenient to amenities. Based on two floors the accommodation comprises an entrance porch, entrance hall, a bay fronted living room, and an open plan dining room and fitted fitted, leading to a conservatory. On the first floor there are three bedrooms, a family bathroom. Additional features include gas heating and double glazing. Externally there are front and good size rear gardens, parking to the front, leading to the garage. Viewing is strongly recommended.

**£265,000**

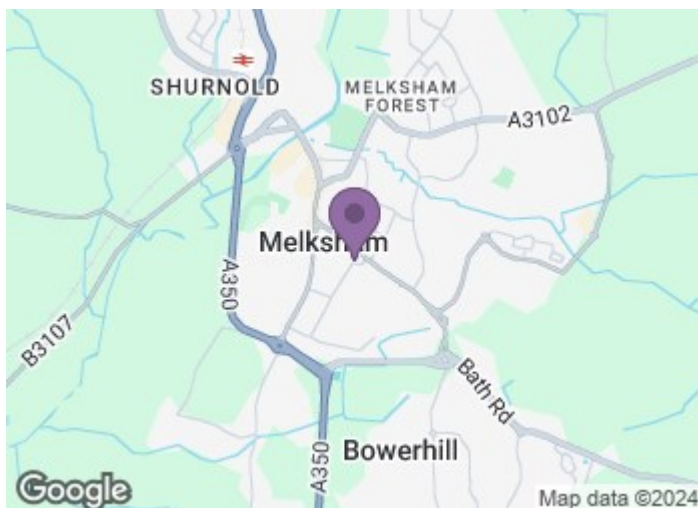
# 16 Warwick Crescent

, Melksham, SN12 6AA



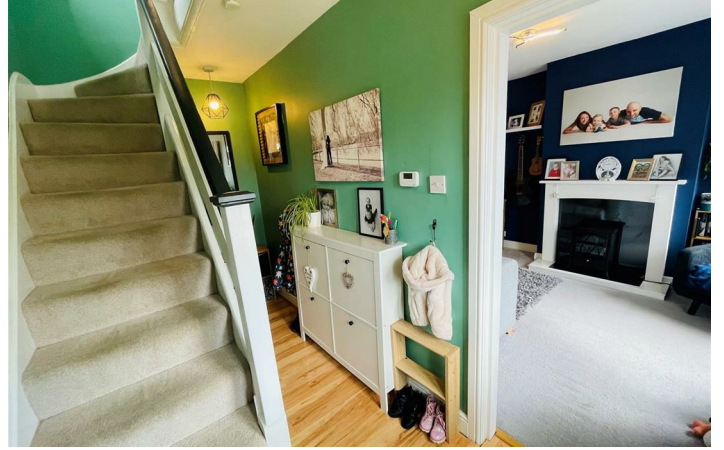
- Attractive Bay Fronted
- Entrance Hall, Access to Garage/Store
- Conservatory
- Good Size Rear Garden & Ideal FTB
- End Terraced In Highly Favoured Morgan Development
- Bay Fronted Living Room
- Double Glazing & Gas Heating
- Entrance Porch, Three Bedrooms
- Spacious Open Plan Dining Room & Fitted Kitchen
- Parking In Front & Garage/Store

## Situation

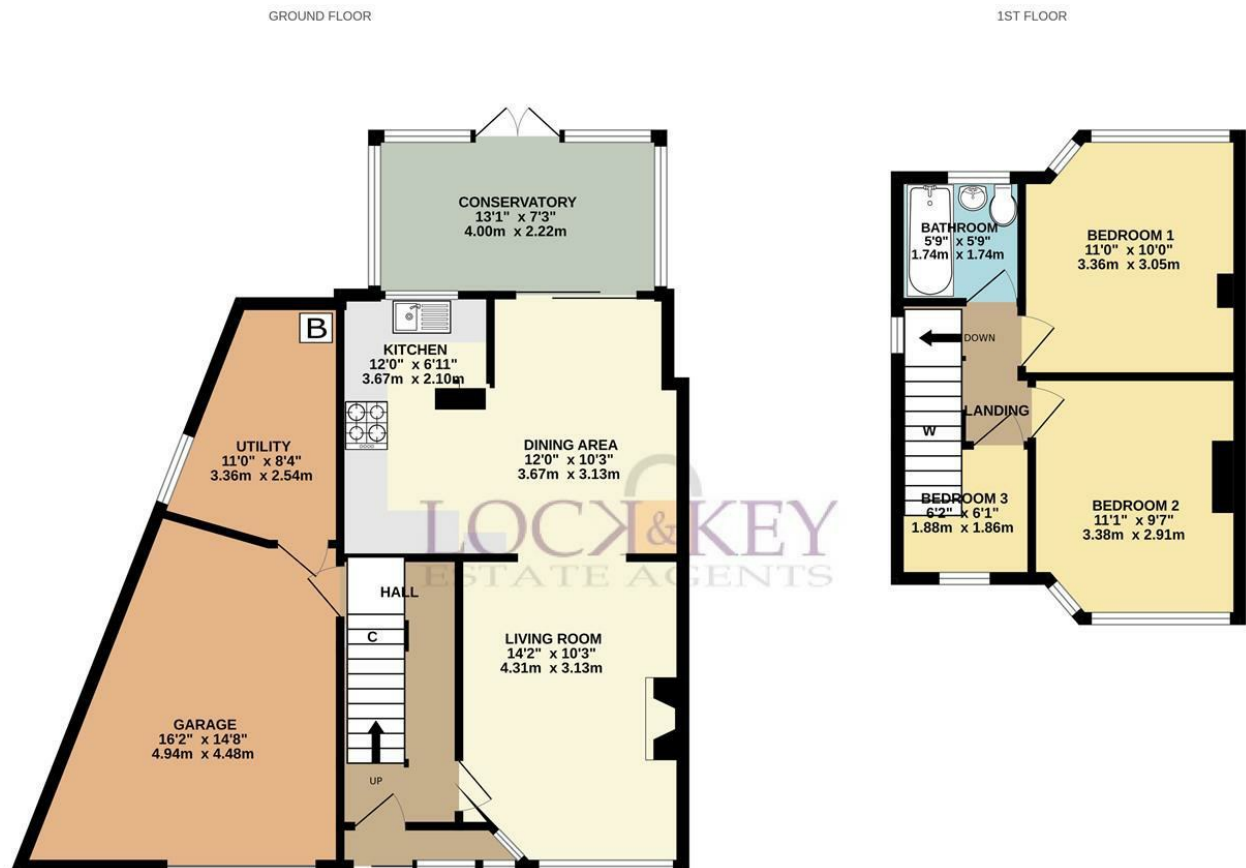


## Directions





## 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.  
 Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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