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LOCK & KEY
Estate Agents



9 Brampton Court Bowerhill, Melksham, SN12 6TH

Lock and Key independent estate agents are pleased to offer this attractive and spacious four bed detached property situated on the favoured older part of Bowerhill and conveniently placed for the Oak school, Bowerhill primary school and is close to a host of other local amenities including our cherished Kennet & Avon canal walks on the fringe. The spacious accommodation is arranged over two floors with an entrance hall, cloakroom, useful study, spacious bay living room, opening through to the dining room and a fitted kitchen and personal door into converted garage. To the first floor there are four bedrooms, an en-suite and a further family bathroom. Externally there are front and rear enclosed gardens, driveway parking leading to a converted double garage (currently not used as a garage and could be put back). Additional features include double glazing where stated and gas heating. No Onward Chain.

£450,000

9 Brampton Court

Bowerhill, Melksham, SN12 6TH



- Attractive, Spacious & Detached
- Good Size Bay Living Room
- Front & Enclosed Rear Gardens
- No Onward Chain
- Favoured Cul De Sac Location
- Fitted Kitchen, Dining Room & Useful Study
- Driveway Parking & Converted Double Garage
- Four Bedrooms
- Family Bathroom, En-Suite, Cloakroom
- Gas Heating & Majority Double Glazing

Situation

Accommodation

Entrance Hall

Useful Study

Fitted Kitchen

Cloakroom

Living Room

Dining Room

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Externally

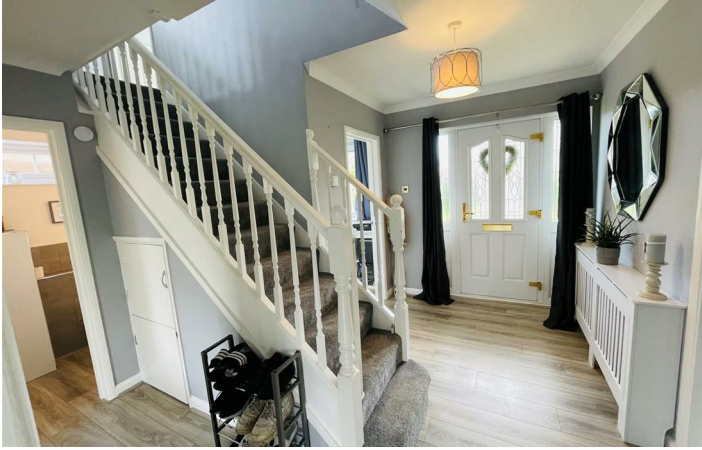
Converted Double Garage & Parking

Rear Garden

Directions



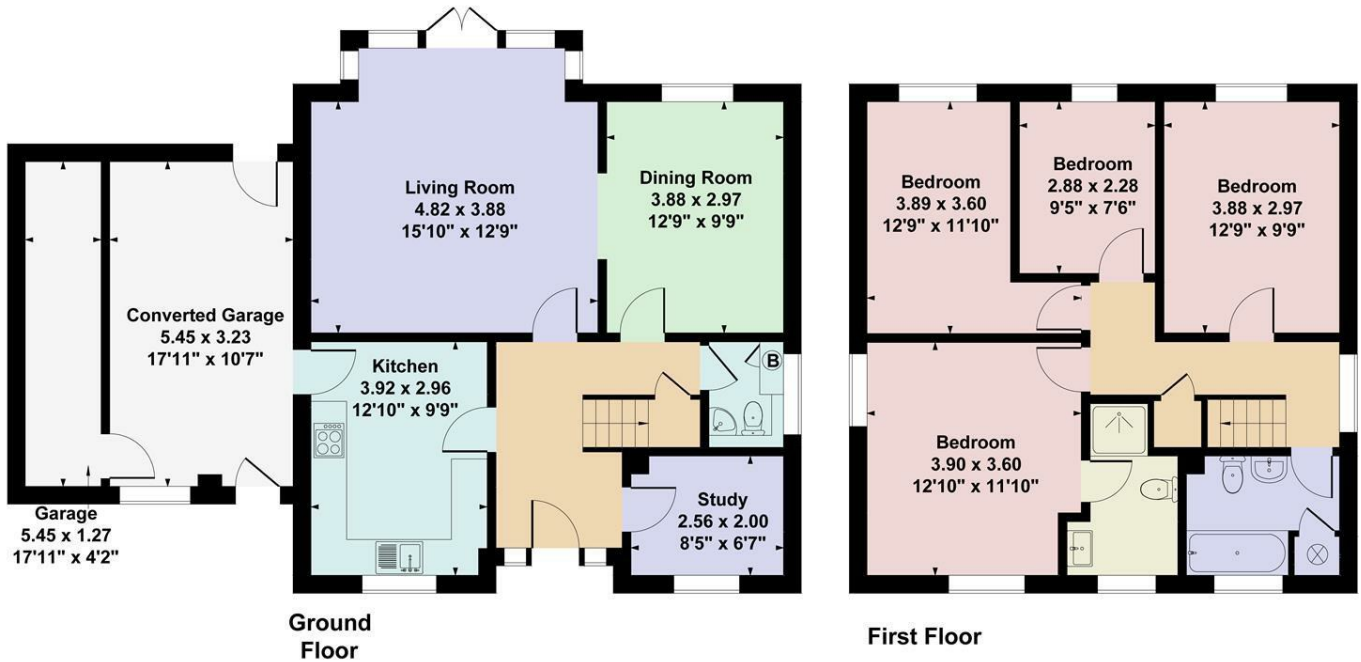
Directions



Floor Plan

9 Brampton Ct, Bowerhill, Melksham, SN12 6TH

Approximate Gross Internal Area
 Total = 153 sq m (1653 sq ft)
 Main House = 128 sq m (1380 sq ft)
 Garage = 25 sq m (273)sq ft



© Meyer Energy 2024. Drawn to RICS guidelines. Not drawn to scale.
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

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 firms 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) A			
(81-91) B		86	88
(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	