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**LOCK & KEY**  
*Estate Agents*



## 11a Shaw Hill

, Shaw, Melksham, SN12 8EL

Lock and Key independent estate agents are pleased to offer this attractive, spacious two/three bed detached bungalow situated in a favoured village of Shaw. Convenient to amenities, primary schools, pretty church and bus routes. The property comprises an entrance passage leading to a fitted kitchen/breakfast room, spacious living room, lovely conservatory, dining room/occasional bed three, two further double bedrooms, an en-suite and family bathroom. Externally the property is set enclosed within private well established gardens, ample parking leading to a garage. The property further benefits from gas heating and double glazing. No Onward Chain.

**£450,000**

# 11a Shaw Hill

, Shaw, Melksham, SN12 8EL



- Favoured Village & Good Links To Bath & M4
- Spacious Living Room, Dining Room/Occasional Bed Three
- Bathroom & En-Suite
- Ample Parking, Garage & No Onward Chain
- Attractive Detached Bungalow
- Lovely Conservatory
- Lovely Mature Front, Side and Rear Gardens
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Gas Heating & Double Glazed

## Situation

## Accommodation

## Entrance Passage

## Kitchen/Breakfast Room

## Inner Hall

## Dining Room/ Bedroom Three

## Living Room

## Conservatory

## Bedroom

## En-Suite

## Bedroom

## Bathroom

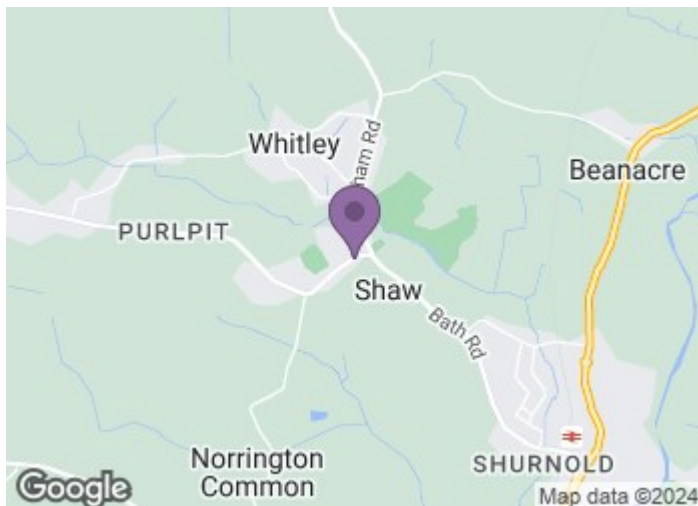
## Externally

## Garage & Parking

## Garage

## Front, Rear and Side Garden

## Directions



## Directions



## Floor Plan

### 11A Shaw Hill, Shaw, Melksham, SN12 8EL

Approximate Gross Internal Area  
 Total = 129 sq m (1386 sq ft)  
 Main House = 115 sq m (1240 sq ft)  
 Garage = 14 sq m (146)sq ft



Ground Floor

© 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 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) A			
(81-91) B			84
(69-80) C		71	
(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	