



## 15 Bowmans Court , Melksham, SN12 7FE

Lock and Key independent estate agents are pleased to offer this attractive, spacious and truly immaculate four bedroom semi detached situated in a cul-de-sac Bowmans Court on the northern side going out on the favoured Lacock side of town with ease of access to schools, convenient to green spaces, lovely walks and the town centre. The accommodation briefly comprises of entrance hall, cloakroom, spacious living room, and a kitchen/diner. On the first floor there is the main double bedroom with ensuite, two further bedrooms and family bathroom and a further double bedroom on the third floor. The property further benefits from gas heating, double glazing, garage, driveway and enclosed rear garden. Viewing is strongly recommended.

**£310,000**

# 15 Bowmans Court

, Melksham, SN12 7FE



- Attractive, Spacious, Semi Detached
- Spacious Living Room
- Convenient To Local Amenities & Lovely Walks
- Enclosed Rear Garden, Favored Lacock Side Of Town
- Four Bedrooms
- Kitchen / Dining Room
- Garage & Drive Parking
- Entrance Hall, Cloakroom
- En-Suite & Family Bathroom
- Double Glazing & Gas Heating

## Situation

## Accommodation

## Entrance Hall

## Cloakroom

## Sitting Room

## Kitchen/Dining Room

## First Floor Landing

## Bedroom One

## En-Suite

## Bedroom

## Bedroom

## Family Bathroom

## Second Floor Landing

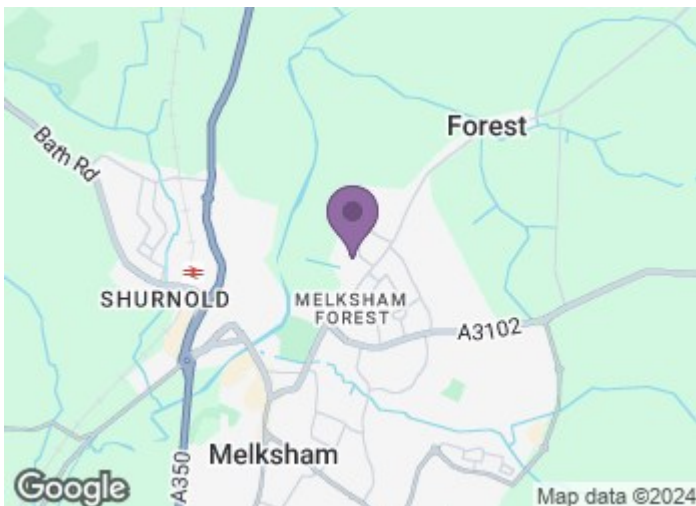
## Bedroom

## Externally

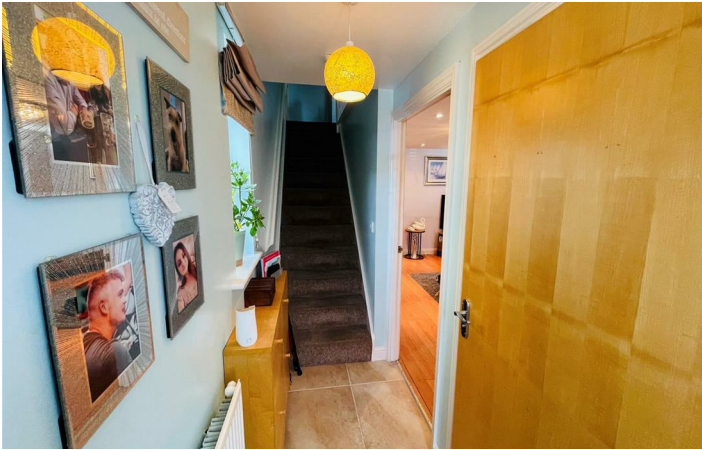
## Garage & Parking

## Rear Garden

## Directions



## Directions



## Floor Plan

### 15 Bowmans Court, Melksham, SN12 7FE

Approximate Gross Internal Area  
 Total = 112 sq m (1200 sq ft)  
 Main House = 97 sq m (1041 sq ft)  
 Garage = 15 sq m (159)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) <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			
		68	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	