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LOCK & KEY
Estate Agents



16 Bader Park

, Bowerhill, Melksham, SN12 6UF

Lock and Key independent estate agents are pleased to offer this truly immaculate, extended and therefore spacious four bed detached property situated in a cul-de-sac on the favoured older part of Bowerhill, with good access amenities, schools and our cherished Kennet & Avon canal walks on the fringe. Based on two floors the accommodation comprises, an entrance hall, useful study, cloakroom, spacious bay fronted living room, a super kitchen/breakfast room and a lovely conservatory. On the first floor there are four bedrooms, an en-suite and a cool family bathroom. Additional features include double glazing and gas heating. Externally there is parking and a garage/workshop with a useful utility room, and an enclosed rear garden. Viewing is strongly recommended.

£400,000

16 Bader Park

, Bowerhill, Melksham, SN12 6UF



- Truly Immaculate, Detached & Spacious
- Useful Study
- Family Bathroom
- Access To Amenities, Schools & Kennet & Avon Canal Walks

- Four Bedrooms, En-Suite
- Super Kitchen / Breakfast Room
- Garage/Workshop and Utility

- Entrance Hall, Cloakroom, Good Size Living Room
- Lovely Conservatory
- Parking & Gardens

Situation

Accommodation

Entrance Hall

Cloakroom

Living Room

20'08" + bay x 10'07" (6.30 + bay x 3.23)

Dining Room

9'06" x 7'11" (2.90m x 2.41m)

Kitchen / Breakfast Room

14'08" x 13'10" (4.47m x 4.22m)

Conservatory

9'11" x 9'11" (3.02 x 3.02)

First Floor Landing

Bedroom One

10'06" x 10'05" (3.20m x 3.18m)

En-Suite

Bedroom Two

11'06" x 10'01" max (3.51 x 3.07 max)

Bedroom Three

10'08" x 10'07" (3.25 x 3.23)

Bedroom Four

9'10" x 7'02" (3.00 x 2.18)

Family Bathroom

Externally

Garage/Workshop/Utility

34'10" max x 9'4" max (10.62 max x 2.84 max)

Rear Garden

Directions



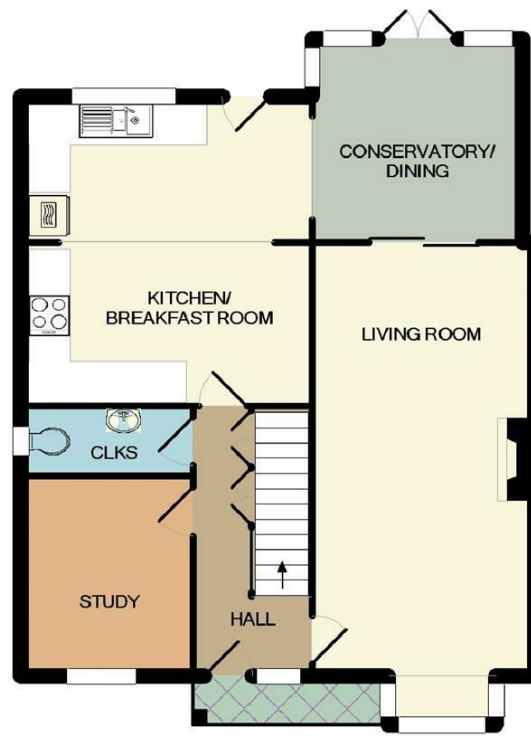
Directions



Floor Plan



1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	