



57 Bowmans Court , Melksham, SN12 7FE

Lock and Key independent estate agents are pleased to offer this attractive three bed end terraced townhouse situated in a favoured cul-de-sac going out on the favoured Lacock side of town. The accommodation is arranged over three floors and comprises, an entrance hall, cloakroom, fitted kitchen, living room on the ground floor. To the first floor there are two bedrooms and a family bathroom. The main bedroom with useful eaves storage is on the second floor. To the exterior there is front and an enclosed rear garden with gated access side access. A garage and parking can be found to the rear of the property. Useful solar panels that are owned. An ideal opportunity for the First Time Purchase or Investment.

£259,000

57 Bowmans Court

, Melksham, SN12 7FE



- Three Storey Townhouse
- Entrance Hall, Fitted Kitchen
- Enclosed Rear Garden
- Ideal First Time Purchase
- End Terraced
- Living Room
- Garage & Parking To The Rear
- Three Bedrooms
- Bathroom & Cloakroom
- Cul-De-Sac On Favoured Lacock Side Of Town

Situation

Accommodation

Entrance Hall

Cloakroom

Kitchen

8'02" x 7'11" (2.49 x 2.41)

Living Room

16'08" x 11'08" max (5.08 x 3.56 max)

First Floor Landing

Bedroom Two

10'04" x 10'01" (3.15 x 3.07)

Bedroom Three

8'06" nar to 6'04" x 10'04" (2.59 nar to 1.93 x 3.15)

Family Bathroom

Second Floor

Bedroom One

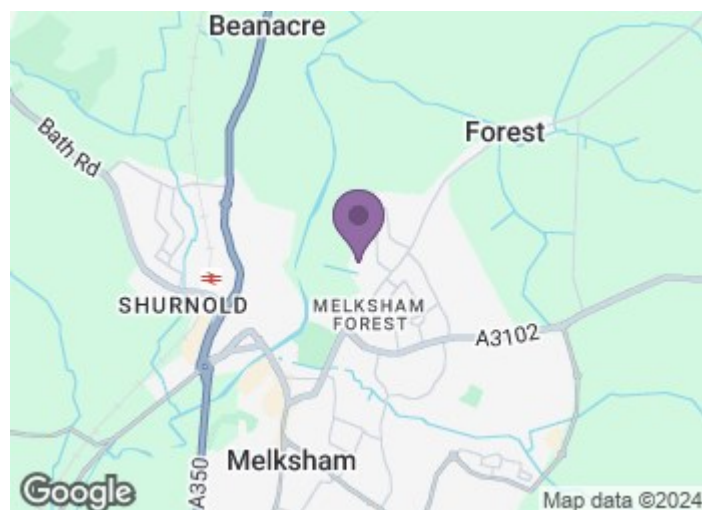
13'07" x 10'10" (4.14 x 3.30)

Externally

Garage

Rear Garden

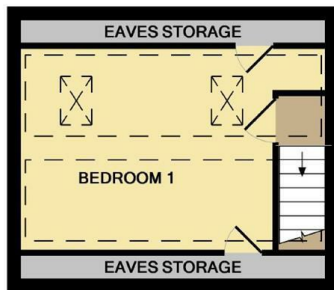
Directions



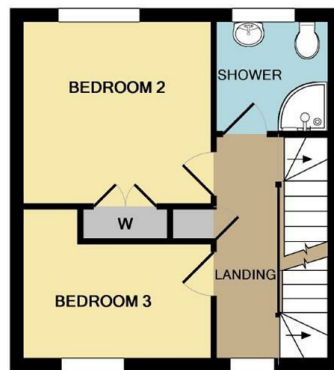
Directions



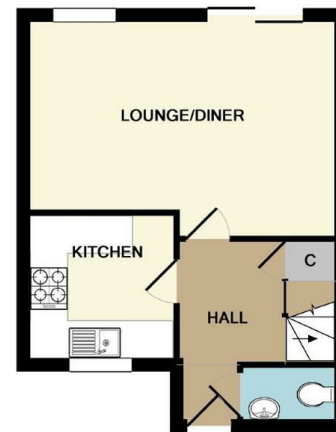
Floor Plan



TOP FLOOR



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			92
(81-91) B		86	
(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	