

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



18 Cranesbill Road , Melksham, SN12 7GG

Lock and Key independent estate agents are pleased to offer this truly immaculate and attractive three bed detached property built by David Wilson to their Hadley design being situated close to green spaces, dog walks and amenities including the highly thought of Forest & Sandridge school on a favoured development going out on the eastern edge of the town. Based on two floors the accommodation comprises, an entrance hall, cloakroom, a lovely kitchen / dining room, a useful utility and a dual aspect living room. On the first floor there are three bedrooms, an en-suite and a family bathroom. Additional features include double glazing and gas heating. Externally there is an enclosed rear garden, drive parking and a garage. Viewing is strongly recommended.

£340,000

18 Cranesbill Road

, Melksham, SN12 7GG



- Truly Immaculate, Attractive & Detached
- Three Bedrooms
- Useful Utility, Cloakroom
- Lovely Enclosed Rear Garden
- David Wilson Home To Their Hadley Design
- En-Suite & Bathroom
- Light & Airy Dual Aspect Living Room
- Garage & Driveway
- Kitchen / Dining Room
- Double Glazing & Gas Heating

Situation

Accommodation

Entrance Lobby

Cloakroom

Sitting Room

17'10" x 10'07" (5.44 x 3.23)

Kitchen / Dining Room

17'10" x 9'10" (5.44 x 3.00)

Utility

5'11" x 5'5" (1.80 x 1.65)

First Floor Landing

Bedroom One

12'04" to frt w/robe x 13'09" max nar to 10'01" (3.76 to frt w/robe x 4.19 max nar to 3.07)

En-Suite

Bedroom Two

10'10" x 9'08" (3.30 x 2.95)

Bedroom Three

8'11" x 7'04" (2.72 x 2.24)

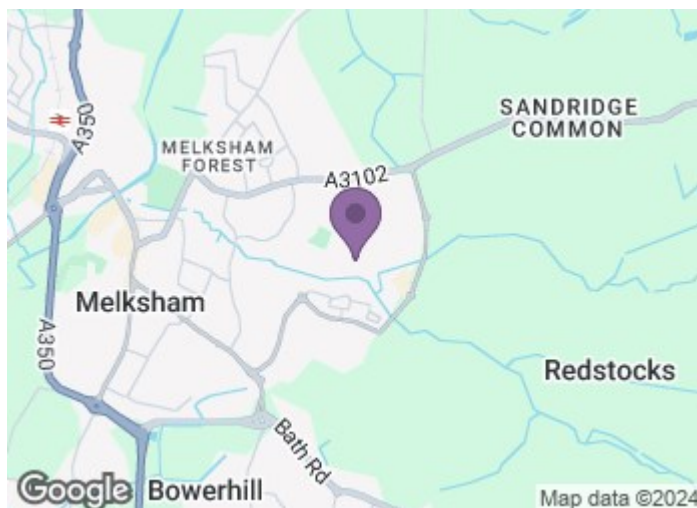
Family Bathroom

Externally

Garage and Parking

Rear Garden

Directions



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
 Made with Metropix ©2020

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			
(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	