

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



8 Blenheim Park

Bowerhill, Melksham, SN12 6TA

Lock and Key independent estate agents are pleased to offer this rare opportunity to acquire this attractive, very spacious, individually built (believed to be around 1945) ex-RAF property uniquely positioned tucked away and set back privately with a generous surrounding gardens/plot on the favoured older part of Bowerhill. Based on two floors the accommodation comprises, an entrance hall, useful downstairs shower room, dual aspect living room, dining room, kitchen / breakfasts room and a useful inner passage / store room. On the first floor there is a spacious landing area, Separate W/C, another shower room and three double bedrooms. Additional features gas heating. Externally there is gorgeous plot, ample parking, garage and car port. Potential to extended subject to planning permissions being granted. In need of some modernising. Viewing is strongly recommended. No Chain.

£390,000

8 Blenheim Park

Bowerhill, Melksham, SN12 6TA



- Built Circa 1945 & No Chain
- Spacious Hall, Living Room Room & Dining Room
- Useful Inner Passage
- Gas Heating, Potential To Extend
- Individual, Spacious Detached Ex RAF Property
- Kitchen / Breakfast Room
- Generous Surrounding Gardens / Plot
- Three Double Bedrooms
- Two Shower Rooms
- Garage, Carport & Parking

Situation

Accommodation

Entrance Hall

Living Room

Dining Room

Shower Room

Kitchen/Breakfast Room

Inner Passage

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

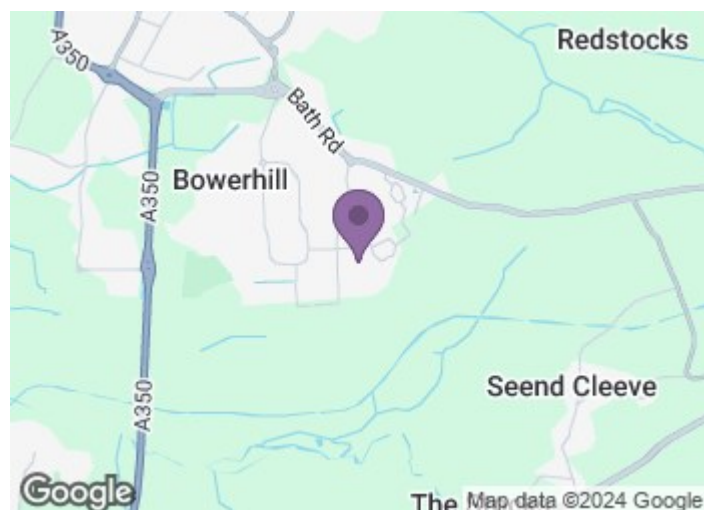
W/C

Externally

Garage, Carport & Parking

Surrounding Gardens

Directions



Directions



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Floor Plan

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Approximate Gross Internal Area
 Total = 172 sq m (1845 sq ft)
 Main House = 155 sq m (1665 sq ft)
 Garage = 17 sq m (180sq 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 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		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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