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**LOCK & KEY**  
*Estate Agents*



## 39 Brecon Close , Melksham, SN12 7RZ

Lock and Key independent estate agents are pleased to offer this attractive and spacious three bed semi detached property situated back onto a pleasant green aspect at the rear on a favoured cul-de-sac on the eastern side of town. The accommodation is arranged over two floors and comprises an entrance porch, living room, kitchen/breakfast room and a conservatory. To the first floor there are three bedrooms and a family bathroom. Externally there is a good size rear garden which adjoins an open green. To the front there is a block paved driveway providing ample parking for numerous vehicles leading to a garage with personal door to rear. The property further benefits from gas heating and double glazing. Ideal for First Time Buyers. Viewing is strongly recommended.

**£270,000**

# 39 Brecon Close

, Melksham, SN12 7RZ



- Highly Favoured Cul-De-Sac Location
- Spacious Living Room
- Conservatory
- Semi Detached House
- Kitchen/Breakfast Room
- Rear Garden Backing Onto Green Space
- Three Bedrooms
- Family Bathroom
- Garage & Ample Parking For Numerous Vehicles
- Gas Heating & Double Glazed, Ideal First Time Buyers

## Situation

## Accommodation

## Entrance Porch

## Living Room

17'08" x 13'10" max (5.38m x 4.22m max)

## Kitchen/Breakfast Room

17'08" x 13'10" max (5.38m x 4.22m max)

## Conservatory

9'11" x 9'10" (3.02m x 3.00m)

## First Floor Landing

## Bedroom One

13'10" x 8'09" (4.22m x 2.67m)

## Bedroom Two

10'0" x 7'07" (3.05m x 2.31m)

## Bedroom Three

7'04" x 6'01" (2.24m x 1.85m)

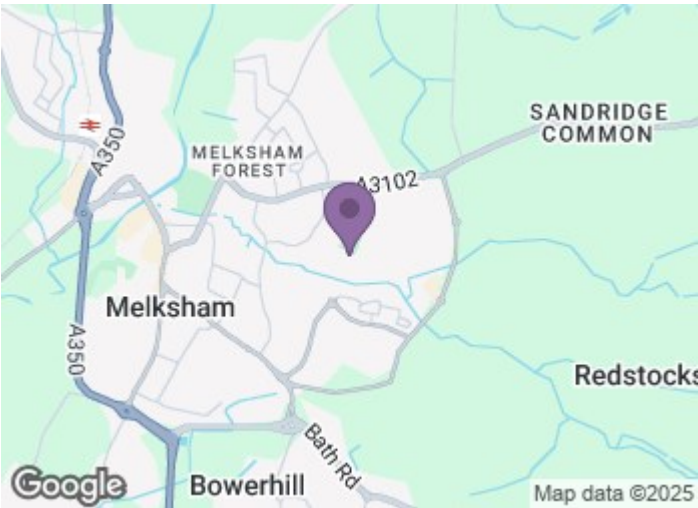
## Bathroom

## Externally & Parking

## Garage

## 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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