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**LOCK & KEY**  
*Estate Agents*



## 35 Bader Park

Bowerhill, Melksham, SN12 6UF

Lock and Key independent estate agents are pleased to offer this attractive three bed linked detached property situated in a cul-de-sac on the favoured older part of Bowerhill. Offering good access to our cherished Kennet & Avon canal walks on the fringe and access to the Oak and Bowerhill schools. Based on two floors the accommodation comprises, an entrance hall, cloakroom, bay fronted living room, and a lovely kitchen / dining room. On the first floor there are three bedrooms and a family bathroom. Further benefits include double glazing and gas heating. Externally there is drive parking, car port and garage and rear enclosed garden. Viewing is strongly recommended. Ideal First Time Purchase or Family Home

**£320,000**

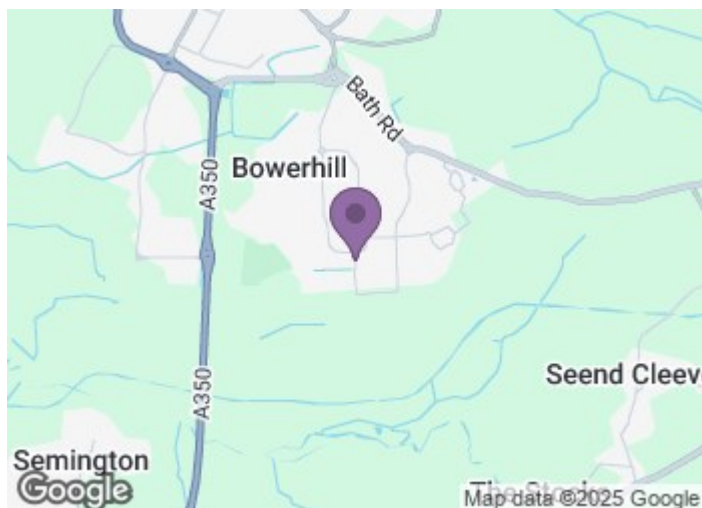
# 35 Bader Park

Bowerhill, Melksham, SN12 6UF



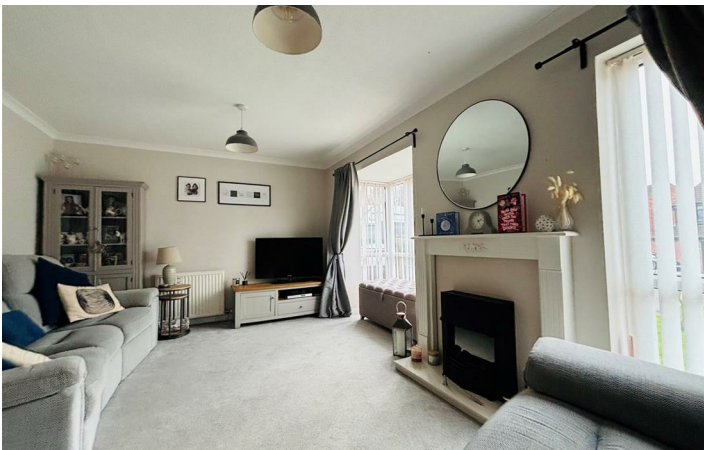
- Attractive, Link Detached
- Three Bedrooms
- Good Size Bay Fronted Living Room
- Enclosed Rear Garden
- Favoured Older Part Of Bowerhill
- Cloakroom & Re-Fitted Bathroom
- Double Glazing & Gas Heating
- Convenient To Amenities, Schools & Canal Walks
- Lovely Open Plan Kitchen / Dining Room
- Drive, Car Port & Garage

## Situation



## Directions





Floor Plan

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 firms 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 