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**LOCK & KEY**  
*Estate Agents*



## 9a Trent Crescent , Melksham, SN12 8BG

Lock and Key independent estate agents are pleased to offer this attractive, spacious three bed detached chalet style bungalow situated in a cul-de-sac going out on the favoured Chippenham side of town backing onto countryside with pleasant rear views. Based on two floors the accommodation comprises, an entrance hall, fitted kitchen/breakfast room, useful utility, bedroom three, downstairs bathroom and a good size dual aspect living room. On the first floor there are two further bedrooms and storage. Additional features include double glazing and gas heating. Externally there are front, side and a small rear garden (lovely views), the side has mature hedging and can offer further parking and to the front there is ample driveway parking for vehicles leading to integral garage. No Chain.

**£325,000**

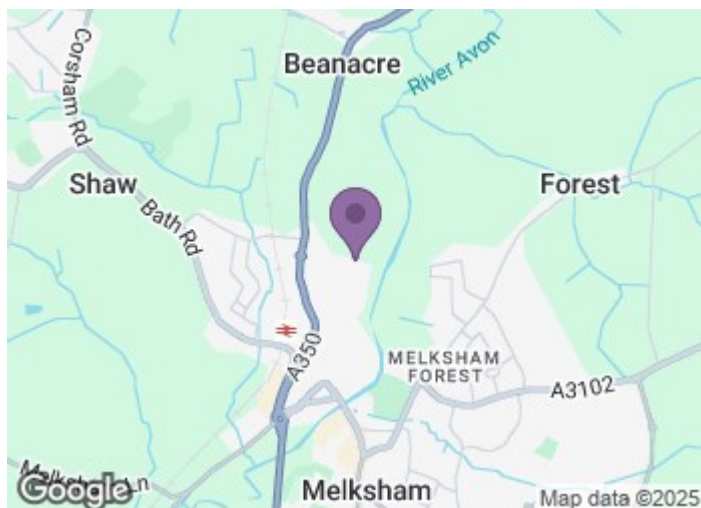
# 9a Trent Crescent

, Melksham, SN12 8BG



- Attractive, Spacious & No Chain
- Ent Hall, Kitchen / Breakfast Room
- Double Glazing & Gas Heating
- Backing Onto Countryside & Lovely Views
- Chalet Style Bungalow
- Useful Utility & Downstairs Bathroom
- Front, Side & Small Rear Garden
- Three Bedrooms
- Decent Size Dual Aspect Living Room
- Ample Parking & Garage

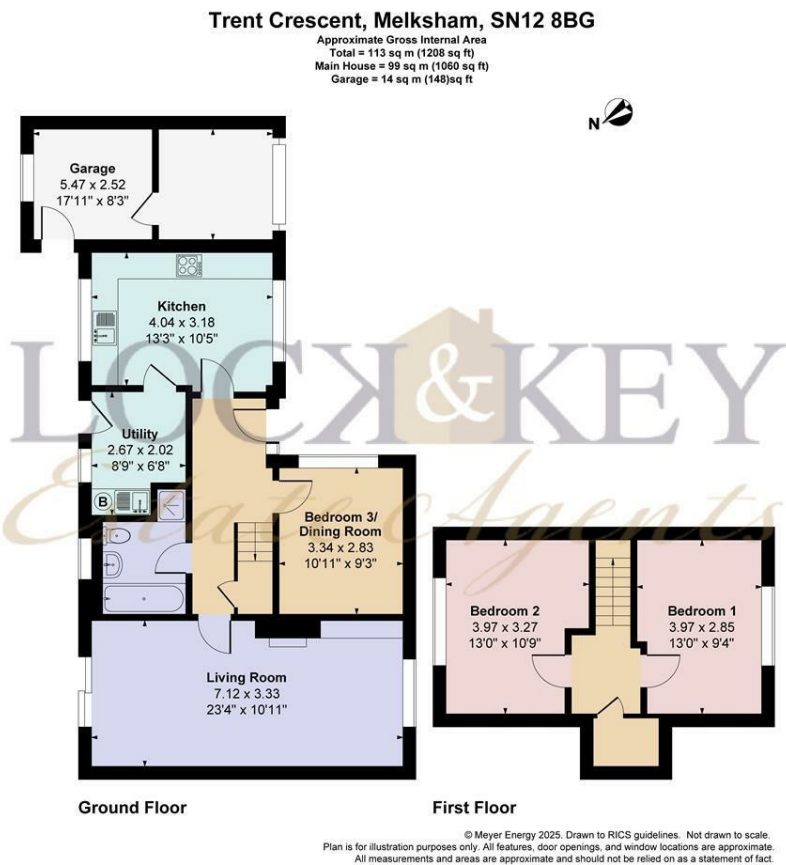
## Situation



## 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                                   |                         | 80        |
| (69-80) C                                   | 66                      |           |
| (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 |           |