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LOCK & KEY
Estate Agents



23 Strattons Court , Melksham, SN12 6GY

Lock and Key independent estate agents are pleased to offer this very smart two bed Maisonette situated approximately 100 meters from the town centre amenities in small and exclusive security gated MEWS style development. The Maisonette is comprises an entrance lobby, stairs rising to first floor, spacious living room, a fitted kitchen, two double bedrooms and a good size shower room. Externally there is allocated parking and a communal garden. The property further benefits from double glazing and electric under floor heating. Ideal for someone who likes to lock up and go away or someone trading down and wants the amenities on your door step. Viewing is strongly recommended.

£175,000

23 Strattons Court

, Melksham, SN12 6GY



- No Chain
- Two Double Bedrooms
- Fitted Kitchen
- Underfloor Heating
- Private Gated Development
- Spacious Living Room
- Communal Garden
- First Floor Maisonette
- Lovely Shower Room
- Allocated Parking

Situation

Accommodation & Agents Note

Entrance Lobby

First Floor Landing

Lounge / Dining Room

15'03" x 15'02" (4.65 x 4.62)

Kitchen

12'07" x 6'01" (3.84 x 1.85)

Inner Hall

Bedroom One

10'02" to frt w/robe x 9'08" (3.10 to frt w/robe x 2.95)

Bedroom Two

10'05" x 10'0" (3.18 x 3.05)

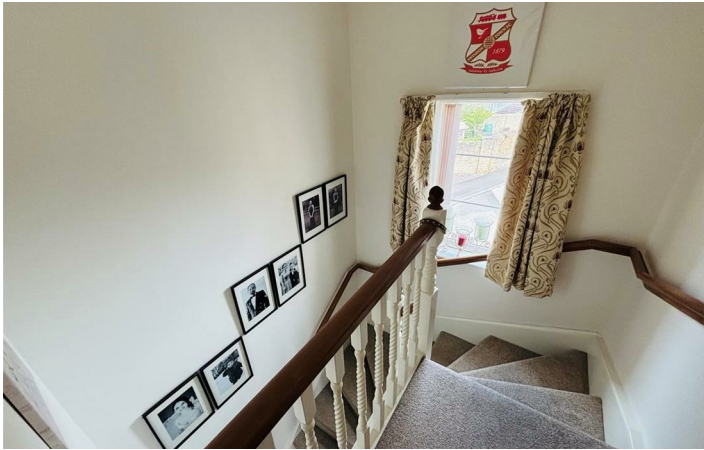
Bathroom

Externally

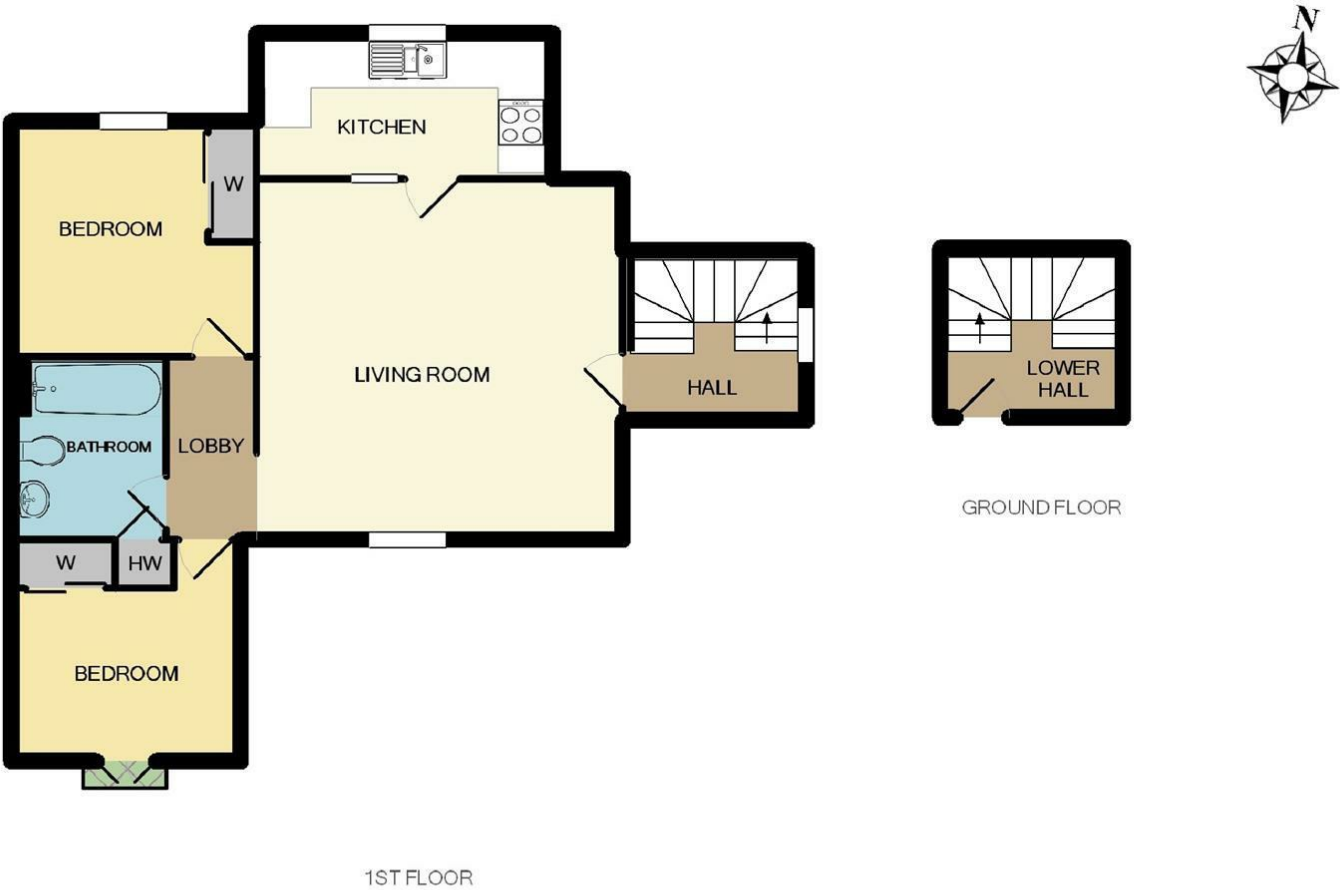
Directions



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		