

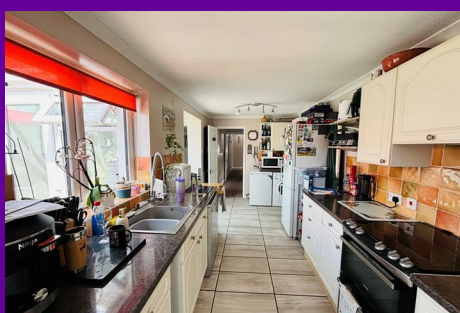
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LOCK & KEY
Estate Agents



13 Arden Close , Melksham, SN12 7JT

Lock and Key independent estate agents are pleased to offer this attractive, flexible, adaptable, extended and therefore spacious two/three bed semi detached bungalow situated in a favoured cul-de-sac on the eastern side of the town. The accommodation comprises a spacious entrance hall, two double bedrooms, a shower room, useful study, living room, an extended 18ft fitted kitchen, a lovely conservatory, rear porch and a further family room/bedroom three with underfloor heating. Externally there is low maintenance front and small enclosed rear garden, ample block driveway parking for numerous vehicles, re-built and insulated garage/workshop/store. Small enclosed garden at rear. The property further benefits from double glazing and gas heating. Viewing is strongly recommended. Vendor Suited.

£315,000

13 Arden Close

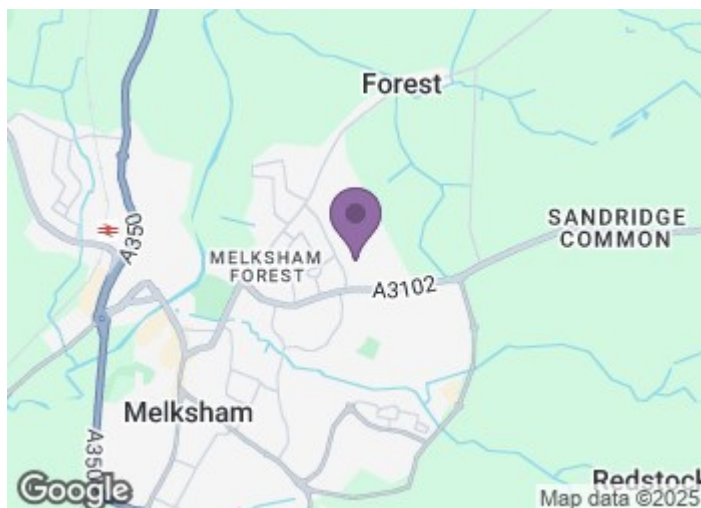
, Melksham, SN12 7JT



- Attractive, Flexible, Adaptable & Extended
- Spacious Semi Detached Bungalow
- Two/Three Double Bedrooms
- Spacious Hall, Shower Room
- Useful Study Room
- Extended Kitchen, Lovely Conservatory & Rear Porch
- Light & Airy Living Room
- Further Family Room / Bedroom Three
- Double Glazing & Gas Heating
- Ample Parking & Insulated Workshop / Store

Situation

Directions



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		83
(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	