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LOCK & KEY
Estate Agents



8 Woodcombe , Melksham, SN12 7SD

Lock and Key independent estate agents are pleased to offer this attractive three bed detached property situated tucked away towards the end of a lovely cul-de-sac on the favoured Lacock side of town. The accommodation is arranged over two floors and comprises an overhead entrance porch, hallway, cloakroom, a light & airy living room, a good size fitted kitchen / dining room with double doors opening to a conservatory overlooking the rear enclosed garden. On the first floor there are three bedrooms and a family shower room suite. Externally there is ample driveway parking at the front leading to a garage and good size enclosed gardens at the rear offering a good degree of privacy. Additional features include double glazing and gas heating. To fully appreciate this lovely home a viewing is recommended. No Chain.

£315,000

8 Woodcombe

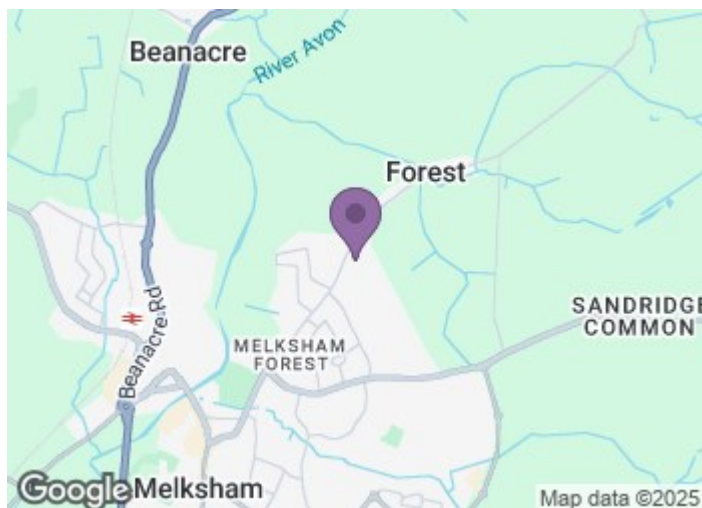
, Melksham, SN12 7SD



- No Chain
- Three Bedrooms
- Spacious Kitchen / Dining Room
- Gas Heating & Double Glazing
- Cul-De-Sac & Lacock Side Of Town
- Entrance Porch, Hall, Cloaks, Family Shower Suite
- Conservatory, Garage & Parking
- Attractive & Detached
- Light & Airy Living Room
- Enclosed Private Rear Garden

SITUATION

DIRECTIONS



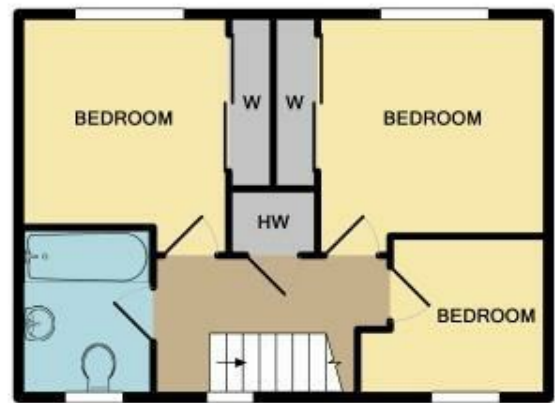
Directions



Floor Plan



GROUND FLOOR



1ST FLOOR

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	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	