

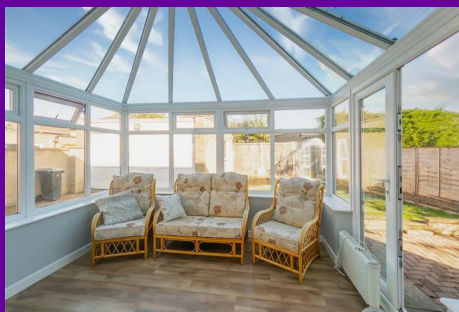
5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



6 Mallard Close , Bowerhill, SN12 6TQ

Lock and Key independent estate agents are pleased to offer this rare opportunity to acquire this impressive four bed detached property built by Richard Wiltshire back in the day with ample parking for numerous vehicles and a very useful detached double garage. Situated tucked away in a cul-de-sac on the favoured older part of Bowerhill and convenient to amenities, schools and our cherished Kennet & Avon canal walks in the very fringe. Based on two floors the accommodation comprises, an entrance hall, cloakroom, fitted kitchen, side porch, a dual aspect living room, dining room and a lovely conservatory. On the first floor there are four bedrooms and a family bathroom. Additional features include double glazing and gas heating. Externally there is ample parking for numerous vehicles, front garden, access on both sides of the property, a decent detached double garage and a fully enclosed rear garden, with patio area and lawn. Viewing is strongly recommended. Ideal for upsizers, downsizers and families. No Chain.

£400,000

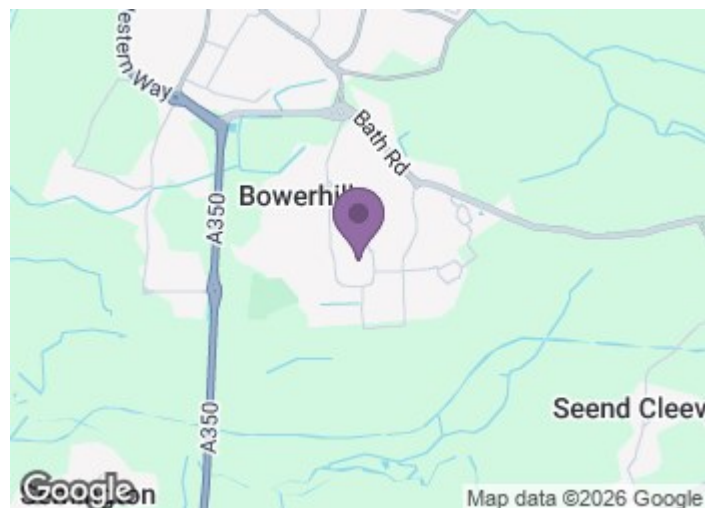
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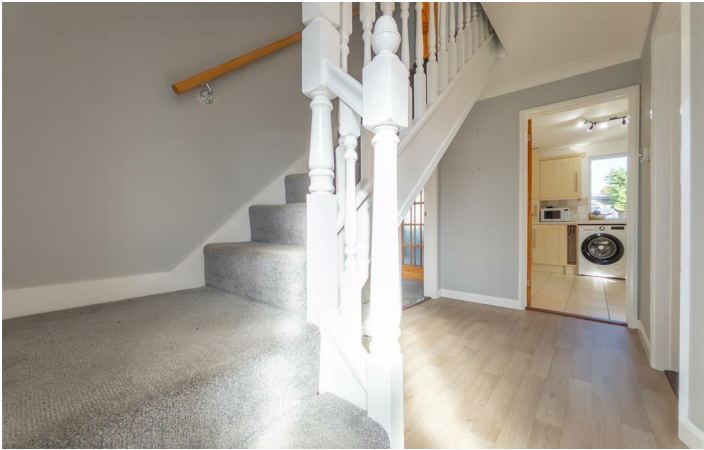


- Impressive Detached Family Home
- Fitted Kitchen & Useful Side Porch
- Double Glazing & Gas Heating
- Decent Detached Double Garage & No Chain
- Four Bedrooms & Family Bathroom
- Dual Aspect Living Room
- Ample Parking For Numerous Vehicles
- Welcoming Ent Hall, Store Cupboards & Cloakroom
- Dining Room & Lovely Conservatory
- Front & Rear Gardens, Side Access On Both Sides

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 