



6 Dorset Crescent , Melksham, SN12 7LP

Lock and Key independent estate agents are pleased to offer this three bed semi detached property situated nicely tucked in a favoured cul-de-sac with a pleasant green aspect on the eastern side of town. The accommodation is arranged over two floors and is in need of some modernising, what we call a good old fashioned doer upper. Comprises an entrance hall, living room, kitchen / breakfast room and a useful study/dining room. On the first floor there are three bedrooms, a separate W/C, and bathroom. Externally there are front, side and enclosed rear gardens. Driveway leading to garage. Additional features include double glazing where stated. Viewing is strongly recommended. Ideal First Time Purchase. No Chain.

£235,000

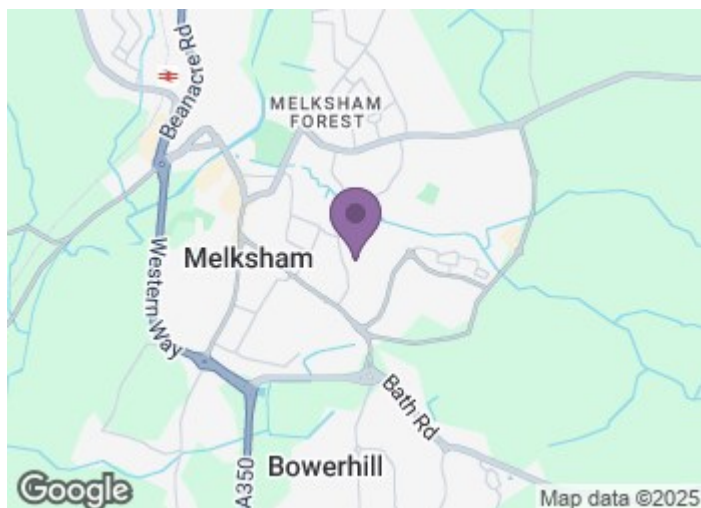
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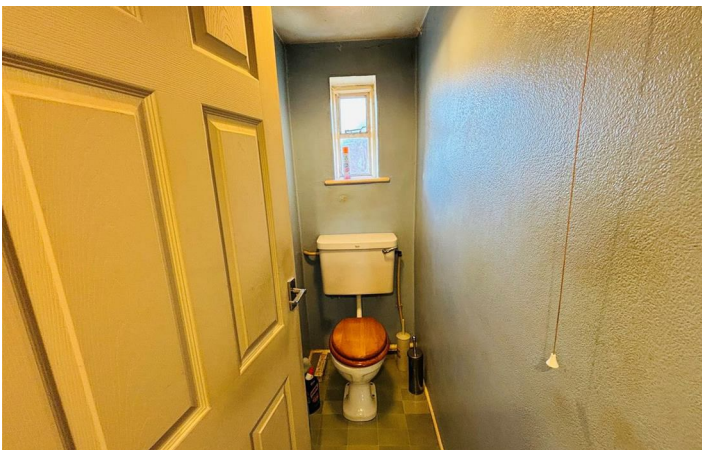


- Mature Family Home & Pleasant Green Aspect
- In Need Of Modernising
- Kitchen & Useful Study/Dining Room
- Front, Side & Rear Gardens
- Semi Detached & No Chain
- A Good Old Fashioned Doer Upper
- Sep W/C & Bathroom
- Three Bedrooms
- Hall, Living Room
- Drive & Garage

Situation



Directions



Floor Plan

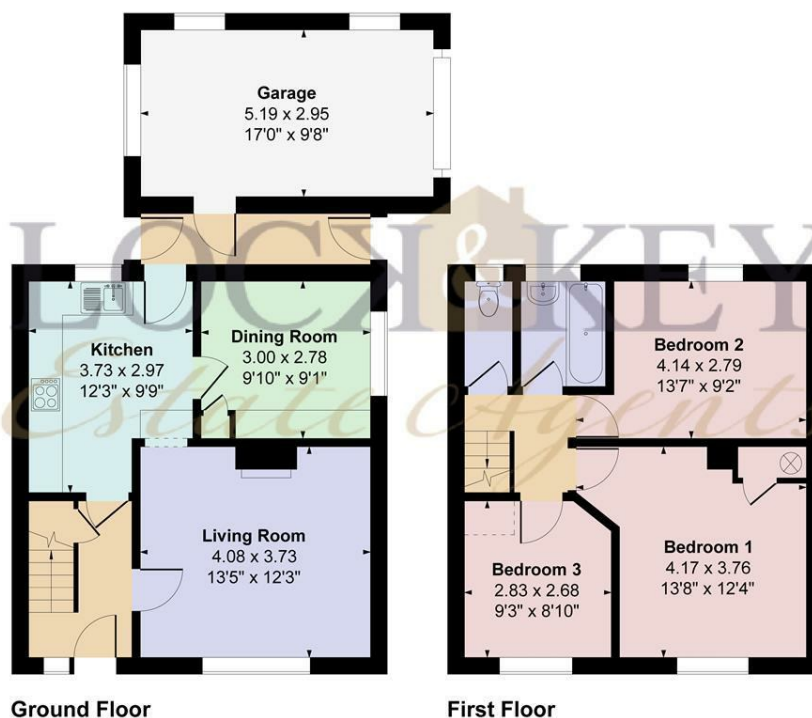
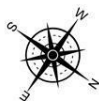
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Approximate Gross Internal Area

Total = 96 sq m (1034 sq ft)

Main House = 81 sq m (869 sq ft)

Garage = 15 sq m (165 sq ft)



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 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

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 firm's 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		56	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	