

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: [info@homesinmelksham.co.uk](mailto:info@homesinmelksham.co.uk)

[www.homesinmelksham.co.uk](http://www.homesinmelksham.co.uk)

**LOCK & KEY**  
*Estate Agents*



## 14 Mallard Close

Bowerhill, Melksham, SN12 6TQ

Lock and Key independent estate agents are pleased to offer this opportunity to acquire this impressive three bed detached property pleasantly situated 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 and (personal door into garage) cloakroom, fitted kitchen and a good size dual aspect living room. On the first floor are three bedrooms and a family bathroom. Additional features include double glazing and gas heating. Externally there is parking at the front, good size length garage, side access to the lovely enclosed rear garden. An excellent choice for those looking to settle in a friendly neighbourhood while enjoying the conveniences of nearby amenities. Viewing is strongly recommended and Vendor Suited.

**£340,000**

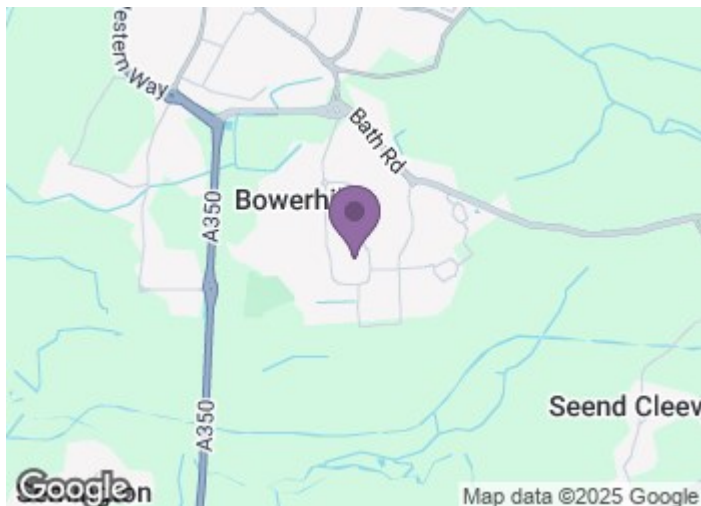
# 14 Mallard Close

Bowerhill, Melksham, SN12 6TQ



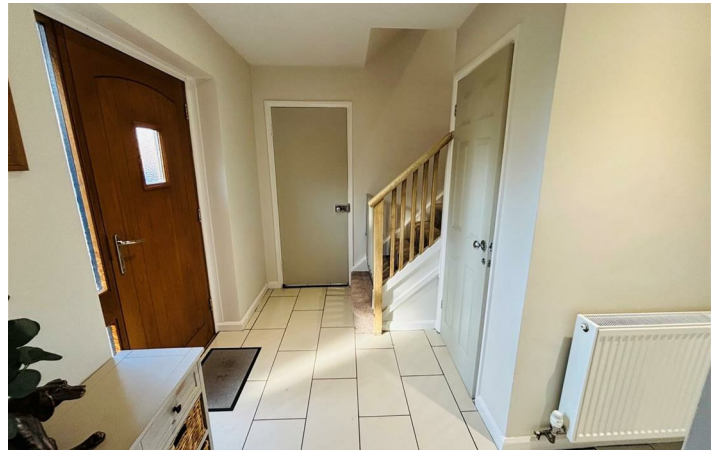
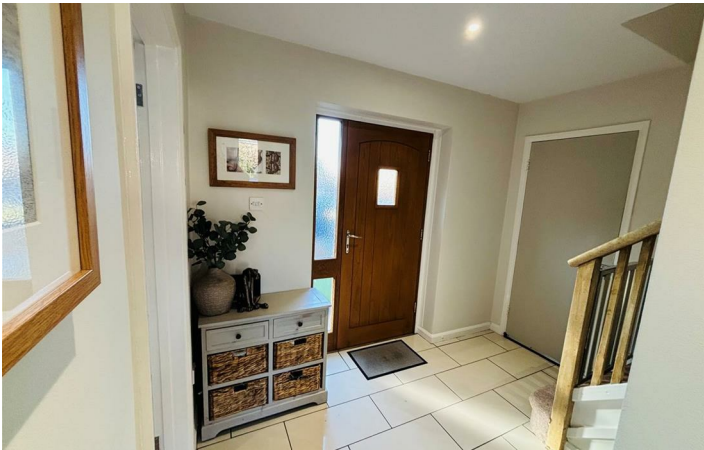
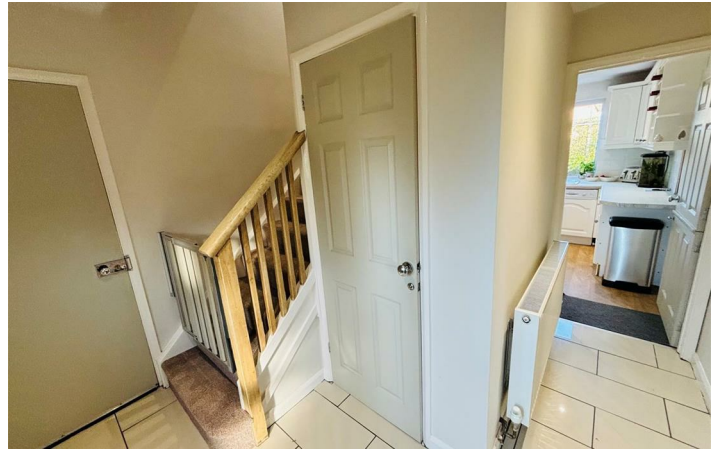
- Attractive, Detached & Vendor Suited
- Three Bedrooms & Smart Family Bathroom
- Dual Aspect Living Room
- Convenient To Amenities, Schools, Canal Walks On Fringe
- In A Favoured Cul-De-Sac
- Entrance Hall & Cloakroom
- Lovely Enclosed Rear Garden
- Pleasantly Positioned In Front Of Green Space
- Fitted Kitchen, Gas Heating & Double Glazing
- Parking & Long Length Garage

## Situation



## Directions

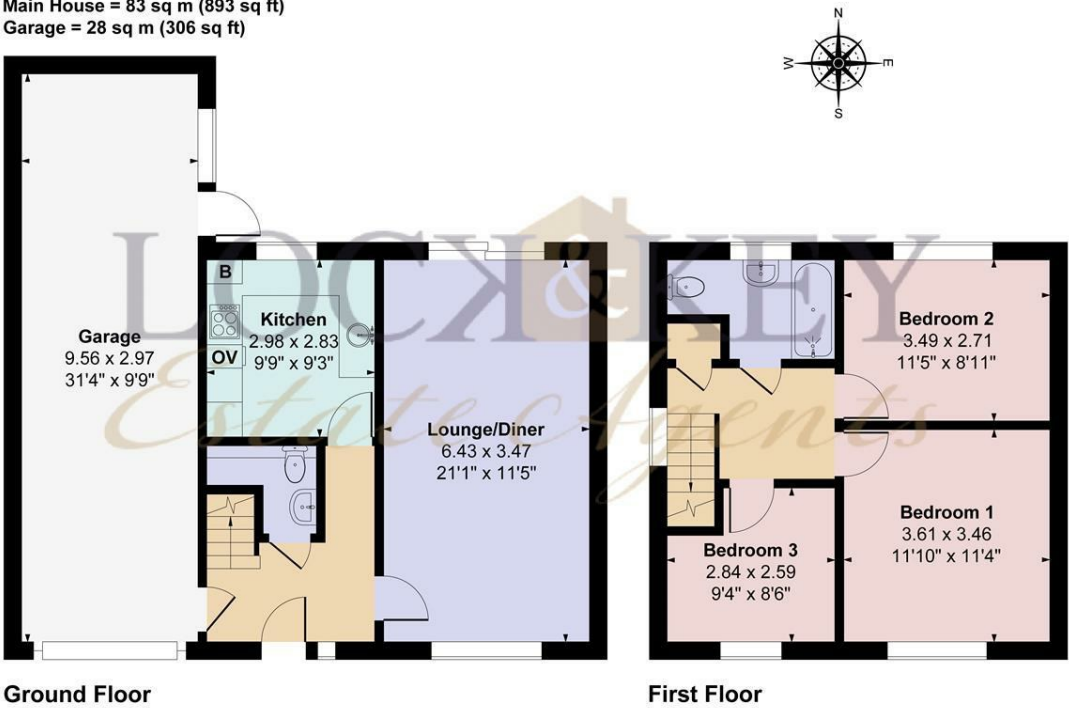




Floor Plan

Mallard Close, Melksham, SN12 6TQ

Approximate Gross Internal Area  
Total = 111 sq m (1199 sq ft)  
Main House = 83 sq m (893 sq ft)  
Garage = 28 sq m (306 sq ft)



© Meyer Energy 2025. Drawn to RICS guidelines. Not drawn to scale.  
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 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	