



## 49 Weavers Crofts

Melksham, SN12 8BW

**Guide Price £210,000**

Welcome to 49 Weavers Croft, Melksham. A two bedroom mid terrace home with allocated parking, an enclosed rear garden with gated access, gas central heating and upvc double glazing.

The property is currently let and would make a great investment (buy to let) property or first time home.

Please note photos were taken prior to the commencement of the current tenancy.

- Two bedroom mid terrace house
- Allocated parking
- Enclosed rear garden
- No onward chain
- Council Tax - Band B (Wiltshire Council)
- EPC - C

### Viewing

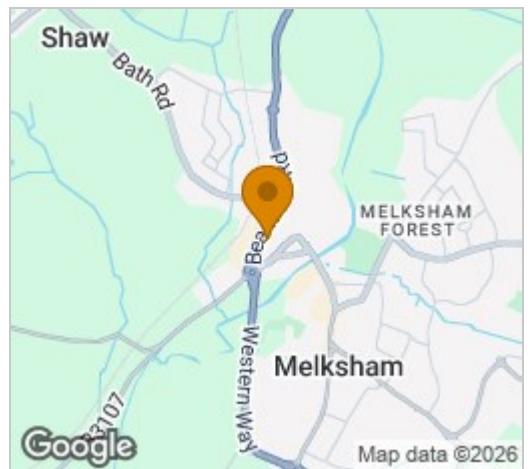
Please contact our Blueleaf Property Office on 01225 839050 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88	
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



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