



# 18 Lapwing Road

Melksham, SN12 7FJ

## Guide Price £270,000

Blueleaf Property are delighted to offer this three bedroom semi detached home on the Calne side of Melksham.

The ground floor accommodation comprises entrance hall, cloakroom, kitchen and lounge dining room with under stairs storage cupboard and patio doors onto the rear garden. The first floor accommodation comprises landing with storage cupboard, bedroom one with en-suite shower room, two further bedrooms and bathroom.

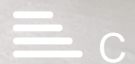
The property further benefits from gas central heating (combination boiler) upvc double glazing, an enclosed rear garden with gated access and single garage and parking.

All room measurements are approx;  
Kitchen: 3.5m x 2.39m ext 2.75m  
Lounge Dining Room: 4.14m x 3.78m ext 4.77m  
Bedroom One: 3.11m x 3.02m  
Bedroom Two: 2.83m x 2.65m  
Bedroom Three: 2.83m x 1.90m

- Three bedroom home
- Garage & parking
- Enclosed rear garden
- No chain
- Council Tax - C (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.



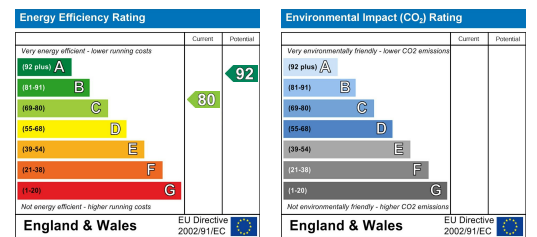
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

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