



# 9 Melksham Close, Guide Price £300,000

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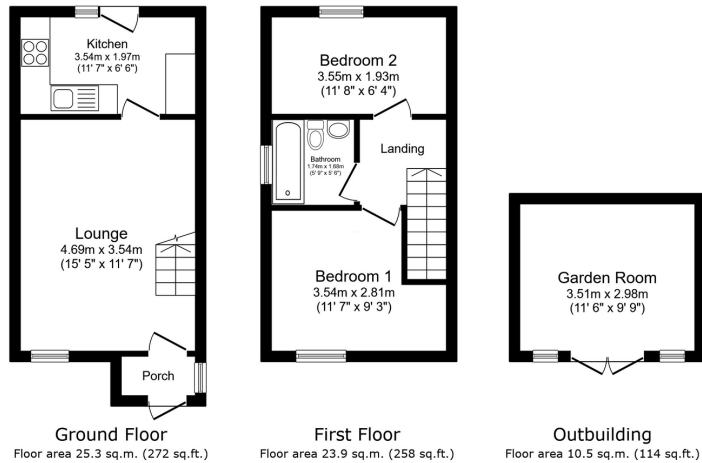
- Virtual Tour Available
- EPC Rate A
- Solar Panels with Battery
- Garden Room For Added Space
- Close to Town Centre
- 2 Bedrooms
- New A Rate Boiler
- New Windows
- Allocated Parking
- Excellent Transport Links



Clickmymove.com are pleased to present this charming two-bedroom end-terraced home in the sought-after area of Horsham. Ideal for a small family, investor, or downsizer, the property offers flexible living and benefits from excellent transport links for easy commuting.



Melksham Close, Horsham, RH13 5HW



Total floor area: 59.8 sq.m. (643 sq.ft.)  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	110	113
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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