



## 7 Magister Road , Bowerhill, SN12 6FD

Lock and Key independent estate agents are pleased to offer this three bed end terraced property situated in a favoured cul-de-sac on Bowerhill. Offering good access to the Oak and Bowerhill Primary school and a host of other local amenities including our cherished Kennet & Avon canal walks on the fringe. The accommodation is arranged over two floors and comprises an entrance porch, light & airy living room, kitchen / dining room and a conservatory. To the first floor there are three bedrooms and a bathroom. The property further benefits from gas heating and double glazing. Externally there is a front and an enclosed rear garden, driveway parking and a garage.

**£277,500**

# 7 Magister Road

, Bowerhill, SN12 6FD



- Well Presented End Of Terrace
- Kitchen / Dining Room
- Enclosed Rear Garden
- Amenities & Schools Closeby
- Three Bedrooms
- Conservatory
- Garage & Parking
- Porch, Light & Airy Living Room
- Bathroom, Double Glazing & Gas Heating
- Favoured Cul-De-Sac

## Situation



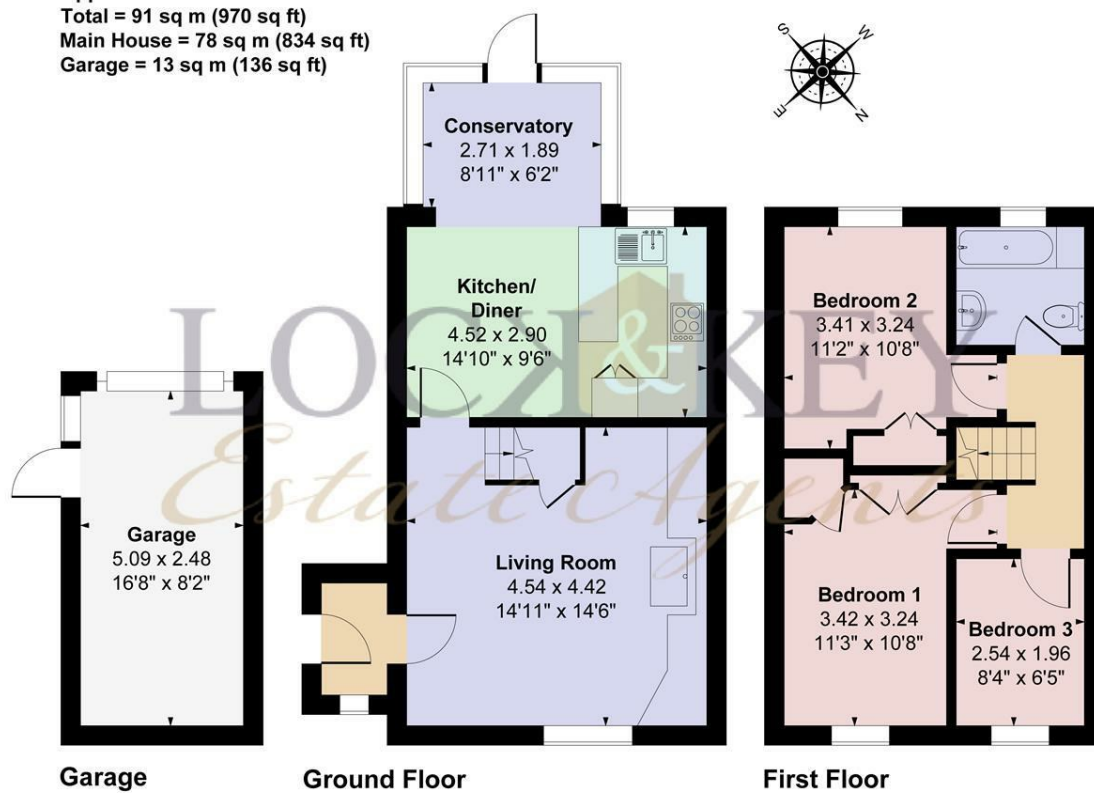
## Directions



## Floor Plan

### Magister Road, Bowerhill, Melksham, SN12 6FD

Approximate Gross Internal Area  
 Total = 91 sq m (970 sq ft)  
 Main House = 78 sq m (834 sq ft)  
 Garage = 13 sq m (136 sq ft)



© Meyer Energy 2026. 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 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	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	