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**LOCK & KEY**  
*Estate Agents*



## 27 Scotland Road , Melksham, SN12 8AJ

Lock and Key independent estate agents are pleased to offer this attractive, extended and therefore spacious three bedroom bay fronted property, situated on the favoured Chippenham side of town offering good road links to the M4, Bath and other centres. Based on two floors the accommodation comprises a welcoming entrance hall, bathroom, spacious living room, opening into dining room, a lovely fitted kitchen and a useful utility on the ground floor. To the first floor there are three bedrooms. Externally there is a front and a decent good size approx 70ft enclosed rear garden, pretty patio and seating areas great for a family and children and a useful garden cabin with power connected. The property further benefits from gas heating and double glazing offering overall that perfect blend of modern living, convenience and space. Ideal First Time Purchase, Upsizer or Downsizer

**£250,000**

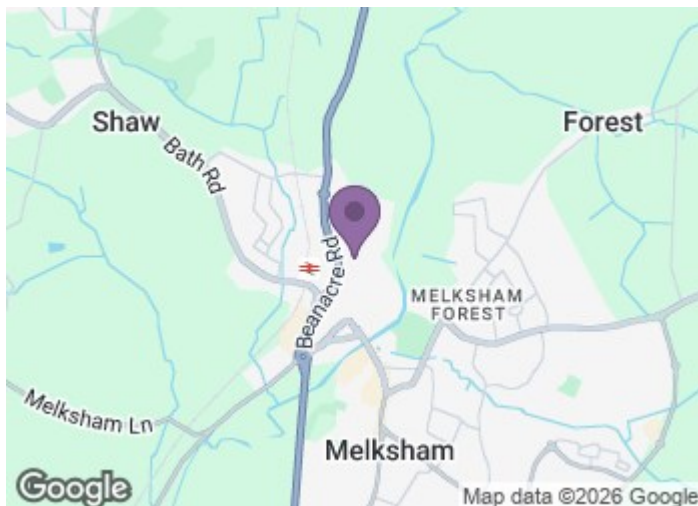
# 27 Scotland Road

, Melksham, SN12 8AJ



- Mature, Extended & Therefore Spacious
- Family Bathroom & Useful Utility Room
- Double Glazing & Gas Heating
- Ideal First Time Purchase & Good Road Links To M4, Bath & Amenities
- Attractive Three Bedroom Bay Fronted
- Bay Living Room, Recesses, Opening Into Family / Dining Room
- Decent Size Approx 70 Ft Rear Garden
- Welcoming Entrance Hall
- Lovely Well Equipped Kitchen
- Pretty Seating Area's, Patio's & Useful Garden Cabin

## Situation



## Directions



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## Floor Plan

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) <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	