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LOCK & KEY
Estate Agents



6 Wellesley Close Bowerhill, Melksham, SN12 6XT

Lock and Key independent estate agents are pleased to offer this attractive, extended and therefore spacious three bed semi detached property quietly tucked away, nestled down a private drive in a cul-de-sac of in the highly favoured older part of Bowerhill. Perfect for families or first time buyers the heart of the home is an impressive kitchen and dining room, providing ample room for both cooking and entertaining, and with its comfortable living room creates a warm and inviting atmosphere, ideal for relaxing or hosting guests. Additionally there are three bedrooms and a family shower room ensuring convenience for all family members.

Externally it sits on a decent corner plot, with lovely gardens areas to sit out and enjoy. Additional features include double glazing and gas heating. You will also find a garage and parking space, adding to the practicality of this lovely home.

The location is particularly appealing, being within a convenient distance to both primary and secondary schools, making it an excellent choice for families with children. Furthermore, the proximity to the Kennet & Avon Canal enhances the appeal, offering scenic walks. Tesco Express and the local pub are also just a stones throw away. This property is a wonderful opportunity for those looking to settle in a great location, combining modern living with the charm of a quiet neighbourhood. No Chain.

£275,000

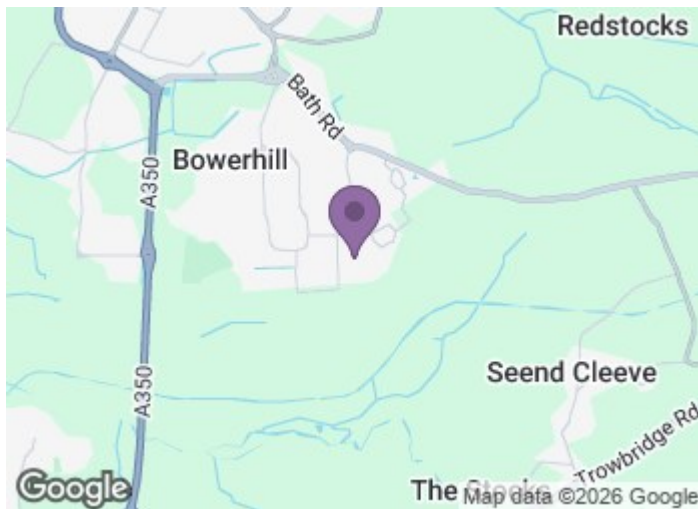
6 Wellesley Close

Bowerhill, Melksham, SN12 6XT



- Extended, Therefore Spacious & No Chain
- Decent Dining Room & Fitted Kitchen
- Garage & Parking
- Convenient To Amenities. Bus Routes & Canal Tow Path Walks
- Semi Detached & Three Bedrooms
- Family Shower Room
- Tucked Away Down Private Drive
- Entrance Hall, Light & Airy Living Room
- Corner Plot Gardens & Seating Areas
- Access To Oak School & Bowerhill Primary School

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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |