



15 Hampshire Place , Melksham, SN12 7DU

Lock and Key independent estate agents are pleased to offer this immaculate and spacious three bed terrace property situated on the favoured eastern side of town. Based on two floors the accommodation comprises, a welcoming light & airy entrance hallway, living room, useful downstairs cloakroom, utility area, and kitchen / breakfast room. On the first floor there are three bedrooms and a lovely bathroom. Additional features include gas heating and double glazing. Externally there are front and enclosed rear gardens, garage and parking. Ideal First Time Purchase. Viewing is strongly recommended.

£240,000

15 Hampshire Place

, Melksham, SN12 7DU



- Immaculate, Spacious Family Home
- Smart Family Bathroom
- Kitchen / Breakfast Room
- Ideal First First Time Buyer
- Garage & Parking
- Useful Downstairs Cloakroom & Utility Area
- Gas Heating & Double Glazing
- Three Bedrooms
- Light & Airy Living Room Area
- Enclosed Rear Garden

Situation

Accommodation

Entrance Hall

Cloakroom

Living Room

12'2" x 12'1" (3.71 x 3.68)

Kitchen / Breakfast Room

12'0" x 11'2" (3.66 x 3.40)

Inner Hall

First Floor Landing

Bedroom One

13'5" x 10'3" Max (4.09 x 3.12 Max)

Bedroom Two

10'2" x 9'3" (3.10 x 2.82)

Bedroom Three

9'8" x 6'10" Max (2.95 x 2.08 Max)

Family Bathroom

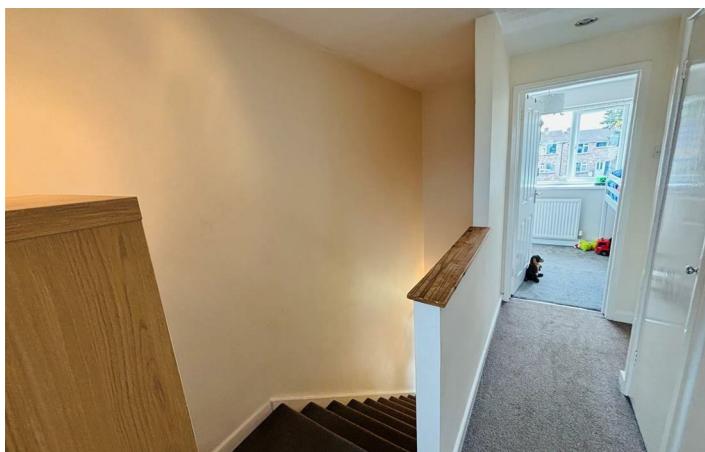
Externally & Parking

Garage

Rear Garden



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	