



## 15 Magister Road

Bowerhill, Melksham, SN12 6FD

**Guide Price £215,000**

Welcome to Magister Road, Melksham. A two bedroom end of terrace home with a single garage situated in the village of Bowerhill. Magister Road is named after the Magister M.14 training aircraft.

The ground floor accommodation comprises entrance hall, kitchen, living room and conservatory. The first floor accommodation comprises landing, a double bedroom to the rear of the property, a single bedroom to the front of the property and bathroom with toilet, sink, bath and shower over the bath.

The property further benefits from gas central heating, double glazing, enclosed gravelled garden, single garage in a block with up and over door to the front, with further parking in front of the garage.

Room measurements are approx;  
Entrance hall: 2.6m x 1.09m  
Kitchen: 2.6m x 2.43m  
Lounge: 4.75m x 3.63m  
Conservatory: 2.35m x 2.3m  
Bedroom one: 3.82m x 3.63m  
Bedroom two: 3.54m x 1.75m  
Bathroom: 2.6m x 1.77m (inc airing cupboard)

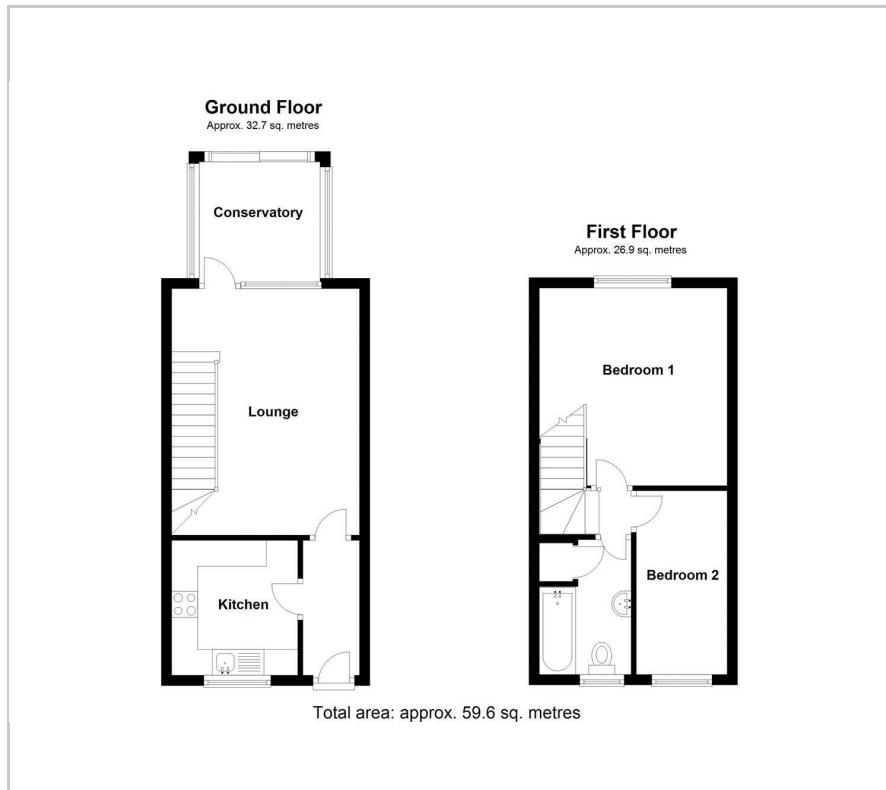
- Newly refurbished property
- Garage and parking
- Enclosed rear garden
- Conservatory
- Gas central heating & UPVC double glazing

### Viewing

Please contact our Blueleaf Property Office on 01225 839050 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                                 |   | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|--|---|---|-----------|
|  |   | Current   | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A | 86  |           |
| (81-91)  | B |   |           |
| (69-80)  | C |   |           |
| (55-68)  | D | 67  |           |
| (39-54)  | E |   |           |
| (21-38)  | F |   |           |
| (1-20)   | G |   |           |
| Not energy efficient - higher running costs              |   | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales  |   | EU Directive 2002/81/EC   |           |



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