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LOCK & KEY
Estate Agents



11 Cranesbill Road , Melksham, SN12 7GN

Lock and Key independent estate agents are pleased to offer this truly immaculate two double bed end terrace property built by Bloor Homes which presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. Based on two floors the accommodation offer, a useful cloakroom and a well-appointed light & airy living room, as well as the kitchen/diner leading out to the garden, perfect for entertaining guests or enjoying quiet evenings.

The master bedroom features an en-suite bathroom, adding a touch of luxury and privacy and the other bedroom is a double and the family bathroom ensures the modern facilities are quite useful.

A notable feature of this property is the garage, providing secure parking if used for or additional storage space, which is always a valuable asset in a busy household, there is also an allocated parking space at the rear. The location is particularly appealing, as it is within close proximity to local amenities, including shops and a welcoming pub, making everyday errands and social outings easily accessible.

Families will appreciate the convenience of being within convenient walking distance to both primary and secondary schools, including Forest and Sandridge school, recently rated outstanding by Ofsted. For those who enjoy sports, the nearby football and rugby clubs offer excellent opportunities for recreation and community engagement and there are expansive green spaces to enjoy walks around.

In summary, this very smart end terrace property is a must see as is ideal for first time buyers, or trading down to a smaller home or young families! Viewing is strongly recommended.

£235,000

11 Cranesbill Road

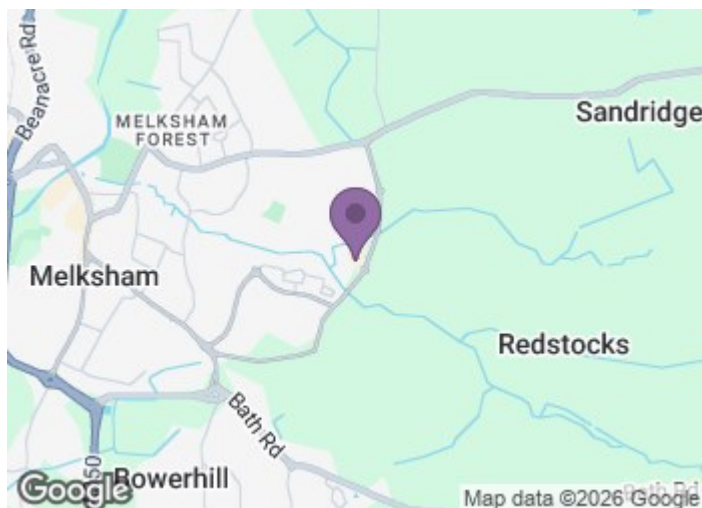
, Melksham, SN12 7GN



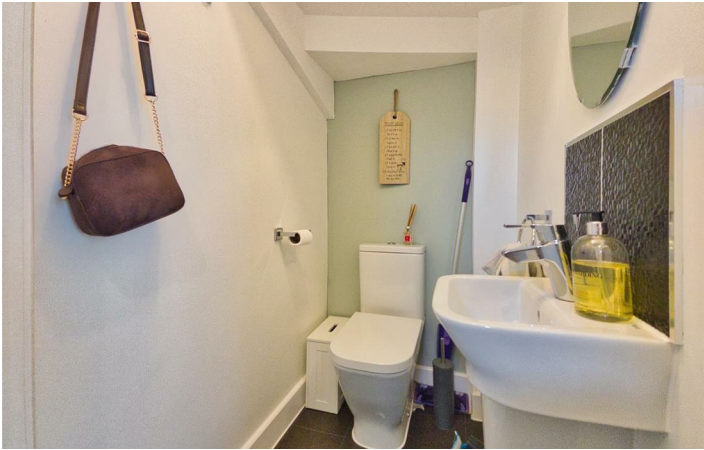
- Truly Immaculate Throughout
- End Of Terraced Home
- Two Double Bedrooms
- Lobby, Claokroom & Light & Airy Living Room
- Kitchen / Dining Room
- Bathroom & En-Suite
- Garage & Parking At Rear
- Enclosed Rear Garden & Side Access
- Ideal For First Time Buyers
- Convenience Of Amenities, Schools, Expansive Green Areas To Enjoy

Situation

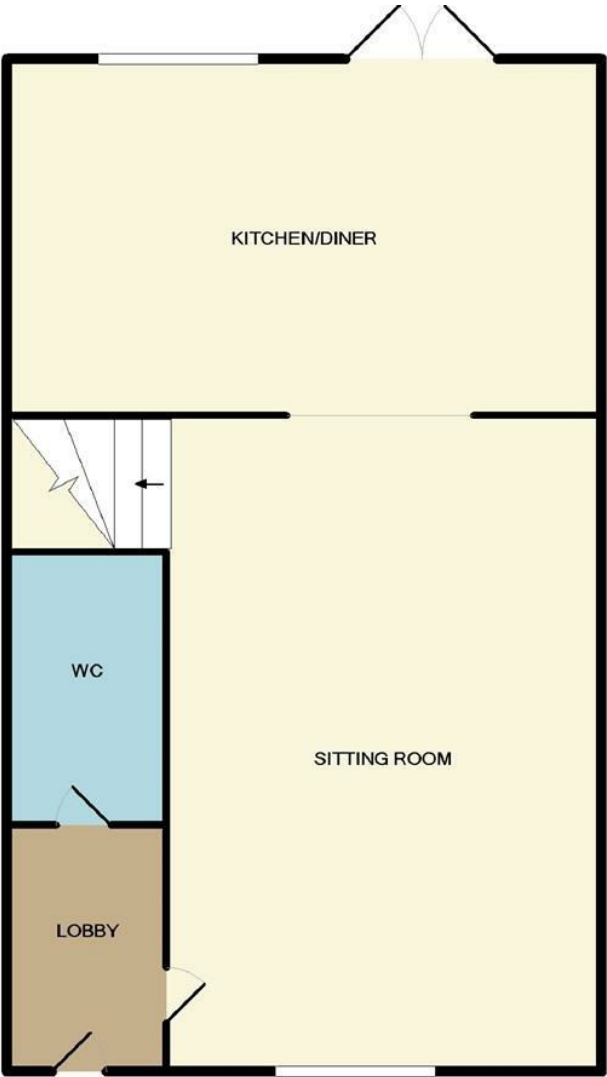
Directions



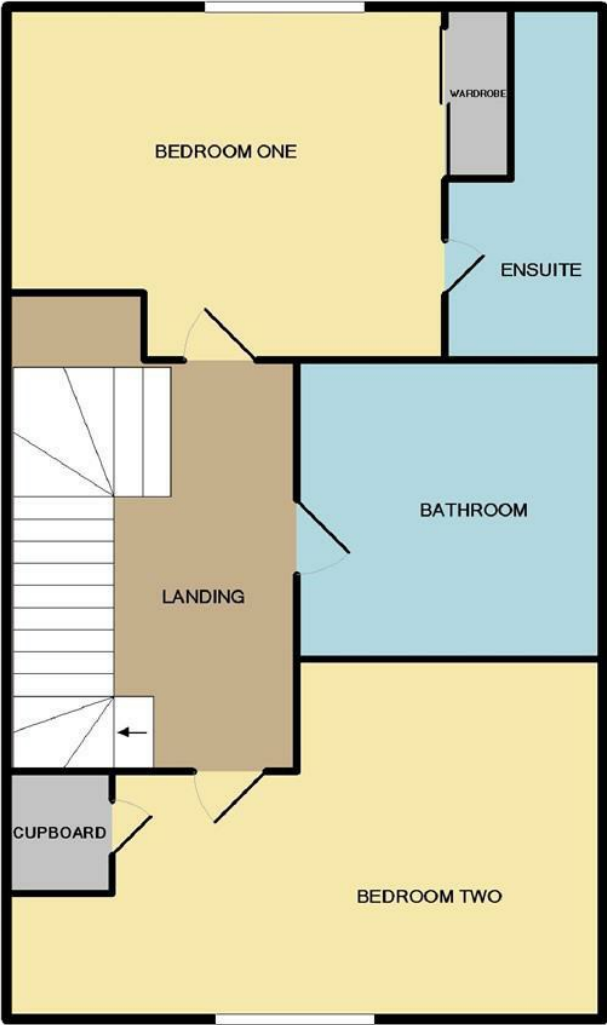
Directions



Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		97
(81-91) B	82	
(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		