



77 Bader Park , Bowerhill, SN12 6UF

Lock and Key independent estate agents are pleased to offer this attractive and spacious four bed detached property positioned on a corner plot and situated in a cul-de-sac on the highly favoured older part of Bowerhill, with good access amenities, schools and our cherished Kennet & Avon canal walks on the fringe. Based on two floors the accommodation comprises, an entrance hall, cloakroom, bay front light & airy dual aspect living room, dining room, a lovely large conservatory, a fitted kitchen and a utility. On the first floor there are four bedrooms, an en-suite and a family bathroom. Additional features include double glazing and gas heating. Externally there is ample parking and a double garage with eaves stoarge, power connected and personal door to rear. Another notable feature is the excellent corner plot which is fully enclosed with a lovely southerly aspect rear garden. Viewing is strongly recommended.

£425,000

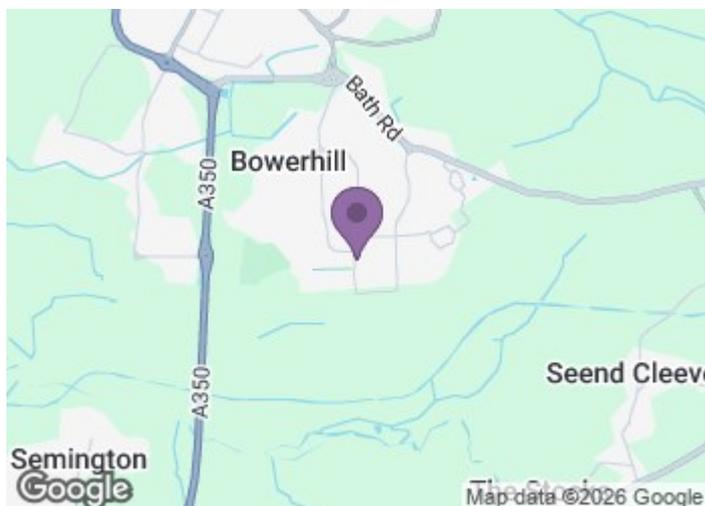
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- Attractive, Detached & Spacious
- Southerly Aspect Fully Enclosed
- Superb Large Conservatory
- Convenient Access To Amenities, Schools & Canal Walks
- Ample Parking & Double Garage
- Porch, Hall, Cloakroom
- Fitted Kitchen & Utility
- Decent Corner Plot Gardens
- Bay Fronted Light & Airy Living Room
- Four Bedrooms, En-Suite & Family Bathroom

Situation



Directions



Tel: 01225 707342

Email: info@homesinmelksham.co.uk
www.homesinmelksham.co.uk

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	