

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: [info@homesinmelksham.co.uk](mailto:info@homesinmelksham.co.uk)

[www.homesinmelksham.co.uk](http://www.homesinmelksham.co.uk)

**LOCK & KEY**  
*Estate Agents*



## 27 Brecon Close , Melksham, SN12 7RZ

Lock and Key independent are pleased to offer this attractive, spacious and well presented three bedroom semi detached property situated in a cul-de-sac on the favoured eastern side of town. Convenient to local amenities, shop, pub and the highly thought of Forest & Sandridge school with its outstanding Ofsted status and backs onto pleasant green space behind. Based on two floors the accommodation comprises an entrance porch, hall, spacious living / dining room, lovely fitted kitchen with integrated appliances, and a useful timber garden room area (see agents note). On the first floor there are three bedrooms and a family bathroom. Additional features include gas heating and double glazing. There is a pretty enclosed landscaped rear garden and seating areas, garage, useful store and driveway. Viewing is strongly recommended. Ideal First Time Purchase.

**£265,000**

# 27 Brecon Close

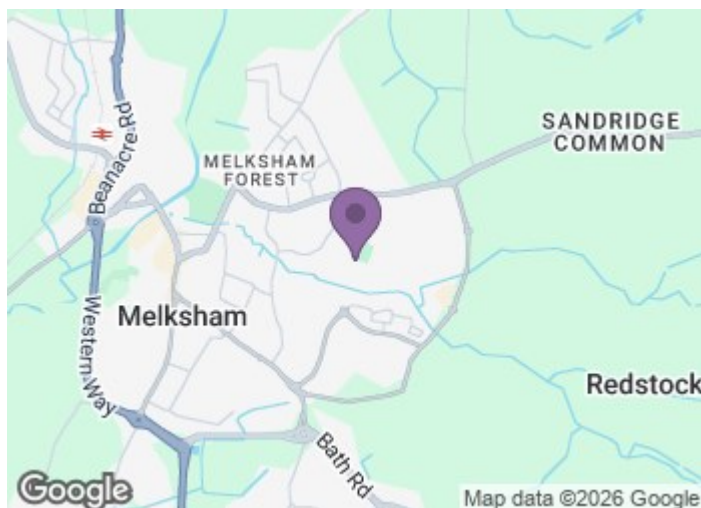
, Melksham, SN12 7RZ



- Attractive & Well Presented
- Convenient To Amenities
- Useful Timber Garden Room Area
- Enclosed Rear Garden Backing Onto Green
- Semi Detached
- Three Bedrooms
- Family Bathroom, Gas Heating & Double Glazing
- Highly Favoured Cul-De-Sac
- Porch, Hall, Spacious living / Dining Room
- Drive Parking & Garage & Store

## Situation

## Accommodation



## Directions

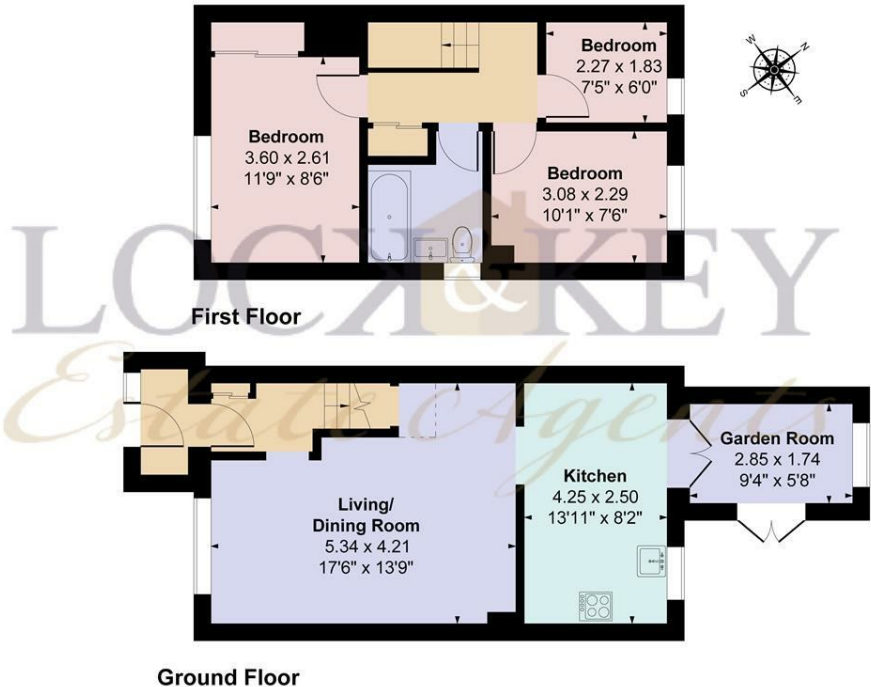




Floor Plan

Brecon Close, Melksham, SN12 7RZ

Approximate Gross Internal Area  
Main House = 75 sq m (808 sq ft)



© Meyer Energy 2025. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

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 firms 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) <b>A</b>                          |           | <b>89</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>73</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |