



***** NO ONWARD CHAIN***** beautifully presented three bedroom townhouse, offering versatile, light and spacious accommodation throughout. The property also benefits from a lovely rear garden offering a high degree of privacy, single garage and gated driveway parking.

Situation Calne

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters

The Accommodation

With approximate measurements the accommodation is arranged as follows:

Entrance Canopy

Entrance canopy with exterior light.

Entrance Hall

Front door with obscured double glazed panels, door to dining room, kitchen and cloakroom. Stairs to first floor landing, laminate flooring, radiator.

Dining Room/Living room

Upvc double glazed window to front, radiator.

W.C

Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splash back, extractor fan, radiator.

Kitchen/Breakfast Room

Upvc double glazed window and French doors to garden. Fitted kitchen offering a comprehensive range of wall and base units with worktops over, stainless steel sink with mixer taps. Built in electric oven and four burner gas hob with matching cooker hood, space & plumbing for automatic washing machine and fridge/freezer. Radiator, laminate floor.

First Floor Landing

Upvc double glazed window to front, doors to living room, bedroom three and family bathroom. Built in cupboard housing central heating boiler. Stairs to second floor landing. Radiator.

Living Room/ Bedroom

Two Upvc double glazed windows to rear, radiator.

Bedroom Three/ Study

Upvc double glazed window to front, radiator.

Family Bathroom

Fitted with a three piece suite comprising bath with shower over and glazed shower screen, low level WC and vanity style wash hand basin with storage below. Part tiled, chrome heated towel rail, extractor fan.

Second Floor landing

Doors to Bedrooms one and two, and Jack & Jill shower room.

Bedroom One

Upvc double glazed window to rear, radiator, door to Jack & Jill shower room.

Jack & Jill Shower Room

Fitted with a three piece suite comprising double shower cubicle, low level WC and vanity style wash hand basin, part tiled, extractor fan.

Bedroom Two

Upvc double glazed window to front, range of built in wardrobes, radiator.

Externally

Garage 4.98m x 2.64m (16'4 x 8'8)

Single garage with up & over door, power & light, loft storage, personnel door to garden.

Driveway

Gated driveway with parking and electric car charging point.

Garden

A particular feature of the property is the lovely rear garden offering a high degree of privacy. Mainly laid to lawn with a generous patio area, raised beds with mature planting, greenhouse, outside tap. Access to driveway and personnel door to garage.

Council Tax

Council tax band D







Floor 0



Floor 1



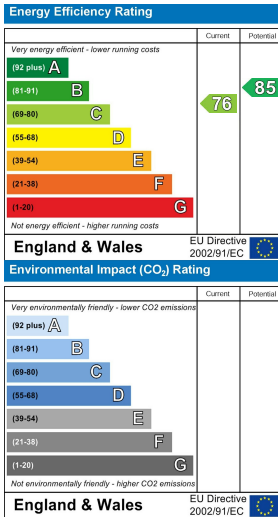
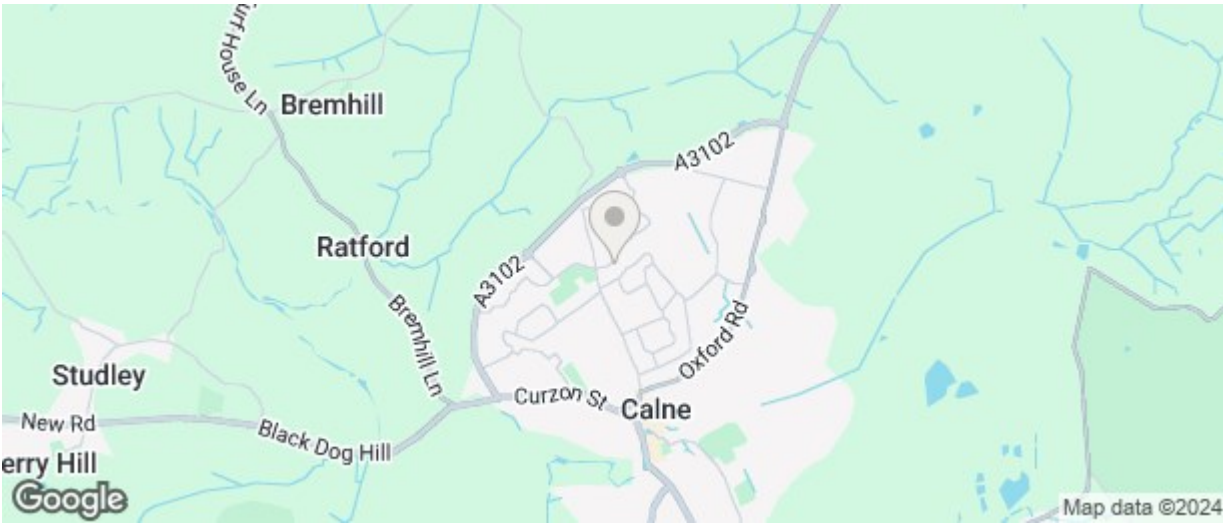
Floor 2

Approximate total area⁽¹⁾
1141.19 ft²
Reduced headroom
1.08 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE360



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing