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Buzzard Road, Calne SN11 9RW **Guide price £325,000**

A well presented three bedroom end terrace property located within the popular residential area of Lansdowne Park, Calne. The accommodation is based over two floors to include an entrance hall with access to cloakroom, kitchen, dining room and lounge. On the first floor the landing leads to the family bathroom and all three bedrooms. The main bedroom offers en suite facilities that has been recently been replaced. Externally the property offers a fully enclosed garden with a large timber summer house. In addition the property has a single garage and adjacent parking space.

Viewing
Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment Bank Row, 6, Church St, Calne SN11 0SG. 01249 813813 www.atwellmartin.co.uk

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

Accommodation
With approximate measurements the accommodation comprises:

Entrance Hall
front door with obscured glazed panel, doors to lounge, dining room, kitchen and cloakroom. Stairs to first floor landing, under stairs storage with sliding drawer, tiled flooring, radiator, meter cupboard.

Cloakroom
Two piece white suite comprising low level WC and pedestal wash hand basin with tiled splash back, extractor fan, tiled floor.

Lounge 5.72m x 3.12m (18'09" x 10'03")
Upvc double glazed windows to front and side, feature limestone fireplace with gas fire inset, door to hallway, radiators, television point.

Dining Room 3.07m x 2.69m (10'01" x 8'10")
Upvc double glazed window to front, door to hallway, radiator, wood effect flooring.

Kitchen 4.60m x 1.93m (15'01" x 6'04")
Door to entrance hall and multi locking door to garden. Fitted kitchen offering a matching range of wall and base units with worktops over, one and a half bowl ceramic sink drainer with mixer taps. Integrated electric oven and four ring induction hob with cooker hood over, space and plumbing for automatic washing machine and fridge freezer. Wall mounted central heating boiler, radiator, tiled flooring, external water softener. Upvc double glazed window to side, multi locking door to garden.

Landing
Radiator, door to airing cupboard, access to partly boarded roof void with ladder.

Bedroom One 3.81m x 3.63m (12'06" x 11'11")
Upvc double glazed window to front, radiator, television point.

En Suite
Obscured Upvc double glazed window to front, recently re-fitted with

a three piece white suite comprising double shower cubicle with power shower, vanity style wash hand basin with storage below and low level WC. Chrome fittings, tiled splash backs, heated towel rail, extractor fan, wood effect flooring.

Bedroom Two 3.28m x 3.25m (10'09" x 10'08")

Upvc double glazed window to front, radiator, built in cupboard, television point.

Bedroom Three 2.36m x 2.29m (7'09" x 7'06")

Upvc double glazed window to side, radiator, television point.

Bathroom

Obscured Upvc double glazed window to side, fitted with a three piece white suite comprising bath with power shower over, pedestal wash hand basin, low level WC all with chrome fittings. Part tiled, radiator, extractor fan.

Frontage

Established planting with access to the front.

Garden

Large landscaped courtyard garden offering a good degree of privacy. Generous patio area with slate stone features. Gated access to parking space and garage. Summerhouse with power and light and potential for home office.

Garage and Parking

Parking with gates to bin store. Single garage with electric roller door, power and light.

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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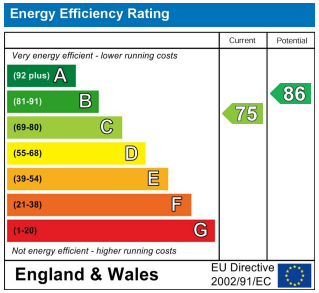

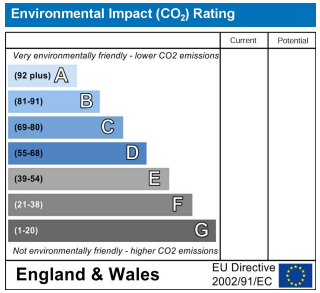

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