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High Street, Calne SN11 0BS

Guide price £140,000

Crown Cottage is a charming one bedroom terrace Grade II listed cottage situated within the centre of the market town of Calne. The Accommodation is full of character and comprises of Living/Kitchen Area, Landing, Bedroom and Bathroom.

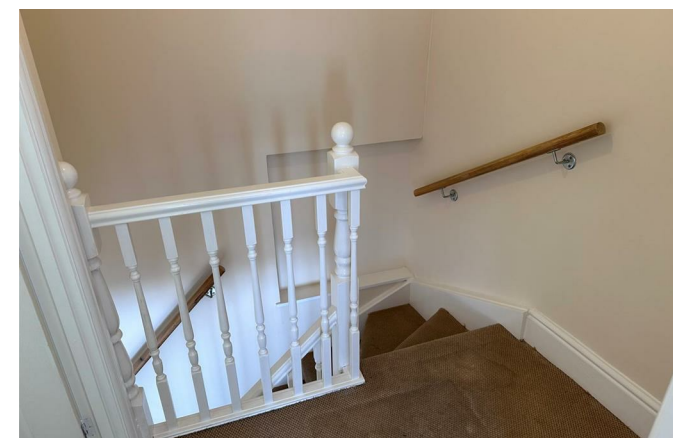
Situation Calne

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 is arranged as follows:



Living/kitchen Room 4.9 x 4.1 max (16'0" x 13'5" max)

Living Area: Front door leading into living area which comprises of sash window to the rear aspect, combi boiler, wall lights, laminate flooring and stairs leading to first floor.

Kitchen Area: The kitchen offers a range of wall & base units, electric oven and hob with extractor fan over, one bowl stainless steel single drainer sink unit, rolled edge work surfaces, integrated washing machine and vinyl flooring.

Landing

Stairs from living area, doors giving access to bedroom, bathroom and loft access.

Bedroom 4.1 max x 2.7 excluding window recess (13'5" max x 8'10" excluding window recess)

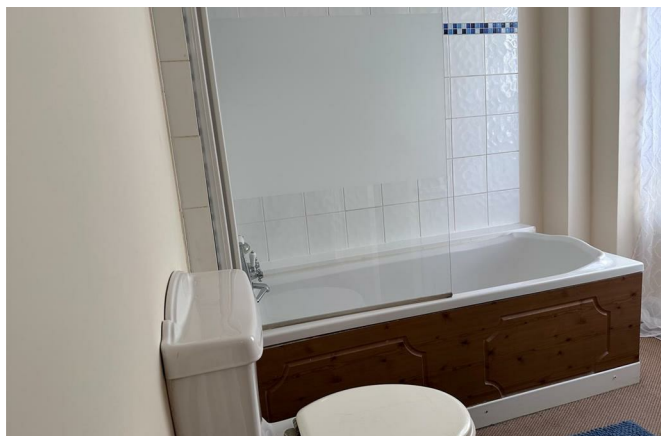
A good size double bedroom which comprises of radiator, sash window to the rear and fold down double bed.

Bathroom 2.3 max x 1.9 excluding window recess (7'6" max x 6'2" excluding window recess)

Bathroom comprises of bath with mixer tap and shower attachment, shower over bath, w.c, vanity wash hand basin, part tiled, spot lighting and sash window to front.

Agents Notes


Grade II Listed
Council Tax Band: A




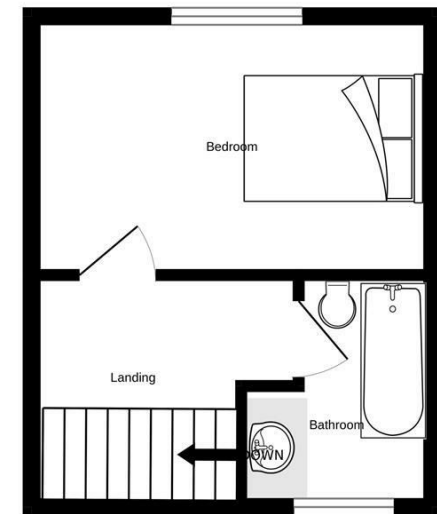
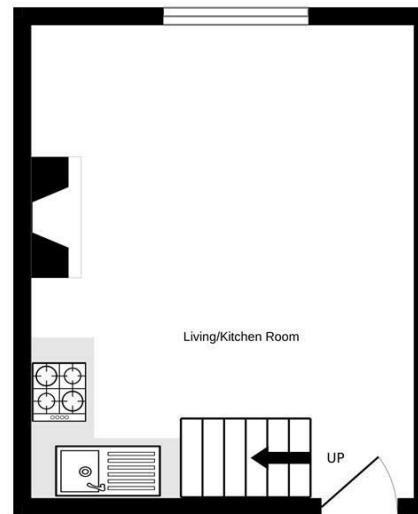
To book an appointment please call
Atwell Martin on 01249 813813
or res.calne@atwellmartin.co.uk

GROUND FLOOR
205 sq.ft. (19.1 sq.m.) approx.

1ST FLOOR
212 sq.ft. (19.7 sq.m.) approx.

| 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 |  |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC |  |



TOTAL FLOOR AREA : 417 sq.ft. (38.7 sq.m.) approx.

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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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.

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