



£195,000

70 Braemor Road, Calne, SN11 9DX



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NO CHAIN & VACANT POSSESSION. In need of updating is this three bedroom semi-detached home that has a southerly rear garden, generous living room and a large dining kitchen. The first floor has three bedrooms (including two spacious doubles) and a shower room. At the rear is an enclosed garden plus a detached garage that is in disrepair. The home is double glazed and has electric heating.

### LOCATION

The area is well served by a range of local amenities, with a Tesco superstore within walking distance and further shopping facilities available in Calne town centre. The locality also benefits from two medical centres, a pharmacy, and several smaller supermarkets nearby. A local play park is conveniently situated within walking distance to the property.

### ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath, and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

### ENTRANCE HALL

6' x 5'2 (1.83m x 1.57m)

Glazed entrance door and a window looks out over the front garden. Door to the living room and stairs rise to the first floor.

### LIVING ROOM

14' x 13'9 (4.27m x 4.19m)

A window views out over the front garden. There is the focal point of a fire surround. Under stair store cupboard. Door to the dining kitchen. There is room for a number of sofas and further dining room furniture.

### DINING KITCHEN

17'3 x 9' (5.26m x 2.74m)

Two windows view out onto the rear garden. A glazed door opens onto the rear garden also. There is a selection of fitted floor cabinets with work surfaces. Inset sink and drainer. Plumbing for a washing

machine and a cooker point.

There is room for a large table, chairs and further furniture. Walk in under stair cupboard.

### FIRST FLOOR LANDING

Doors to the bedrooms and to the shower room..

### BEDROOM ONE

12'3 x 10'9 including airing cupboard (3.73m x 3.28m including airing cupboard)

A window views out to the front. There is room for a large double bed and extra bedroom furniture. Airing cupboard with hot water cylinder.

### BEDROOM TWO

11' x 9'3 widening to 10'8 (3.35m x 2.82m widening to 3.25m)

There is room for a large double bed plus further furniture. A window views out over the rear garden.

### BEDROOM THREE

7' x 6' (2.13m x 1.83m)

A window looks out over the front. There is space for a single bed and extra furniture. The room would also make an ideal study/hobby room.

### SHOWER ROOM

7'6 x 5'6 (2.29m x 1.68m)

The suite offers a water closet, wash basin and a corner shower cubicle with 'Triton' shower. Two windows with privacy glass. Tiling.

### FRONT GARDEN

The garden has a walled front and a good selection of mature shrubs and planting. A gated path leads down the side to the main access door and then down to the rear garden.

### SOUTHERLY REAR GARDEN

The garden offers a southerly aspect. There are hard standing areas for outside furniture. Raised flower beds. Brick built outbuilding.

### GARAGE

There is a single garage which is in disrepair.

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
102-91kWh/m <sup>2</sup> A			
91-81kWh/m <sup>2</sup> B			
81-69kWh/m <sup>2</sup> C			
69-55kWh/m <sup>2</sup> D			
55-48kWh/m <sup>2</sup> E			
48-35kWh/m <sup>2</sup> F			
35-27kWh/m <sup>2</sup> G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	