



Rochdale Avenue, Calne
£235,000



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Offered for sale with vacant possession and no onward chain, this three-bedroom semi-detached home offers fantastic potential as a family home with good driveway parking and a garage. The home features a large entrance hall, a spacious living and dining room measuring approximately 22 feet. There is also a conservatory, and a fitted kitchen. Upstairs, you will find two double bedrooms, a single bedroom, and a four-piece family bathroom. Outside, there is a front garden with driveway parking to the side of the home, and a generous enclosed rear garden. Perfect for buyers looking to put their own stamp on a property.



LOCATION

The home is located within walking distance of several primary schools, amenities, and the town.

ENTRANCE HALL

The generous entrance hall gives access to the living dining room, the kitchen, and stairs rise to the first floor. There is an under-stairs cupboard where the gas and electric meters are located.

LIVING DINING ROOM

22'04 x 12'04
Ample space for sofas, armchairs, and a dining set alongside other furniture. The large room is dual aspect with windows to the front and patio doors open into the conservatory.

KITCHEN

9'11 x 9'03
The kitchen comprises wall and base cabinets with a sink under the window that views over the garden. There is space to accommodate a washing machine, fridge freezer and freestanding cooker. The kitchen also benefits from a useful pantry cupboard. A door leads to the side of the property for convenient access.

CONSERVATORY

10'2 x 9'11
Full UPVC double glazing with a brick base, tiled flooring, and a radiator. A door opens into the garden.

FIRST FLOOR LANDING

10' x 9'7
Doors open to all three bedrooms and the family bathroom. Loft access.

BEDROOM ONE

12'08 x 10'07
A large double bedroom positioned at the front of the home with space to accommodate large storage furniture. Airing cupboard.

BEDROOM TWO

9'10 x 9'3
A generous double bedroom with a window that opens over the rear garden.

BEDROOM THREE

8'10 x 7'9
A single bedroom with a built-in cupboard.

BATHROOM

A four-piece family bathroom with a separate panel enclosed bath and a corner shower cubicle. There is also a pedestal wash basin and water closet. Featuring two privacy-glazed windows and wall tiling.

EXTERNALS

Outlined in more detail as follows:

GARAGE

There is a detached garage with a side pedestrian door for access from the garden

GARDEN

The generous rear garden is fully enclosed with gated side access. There is a patio area for outside furniture and a flat lawn ideal for recreation. There is also further space behind the garage.

PARKING

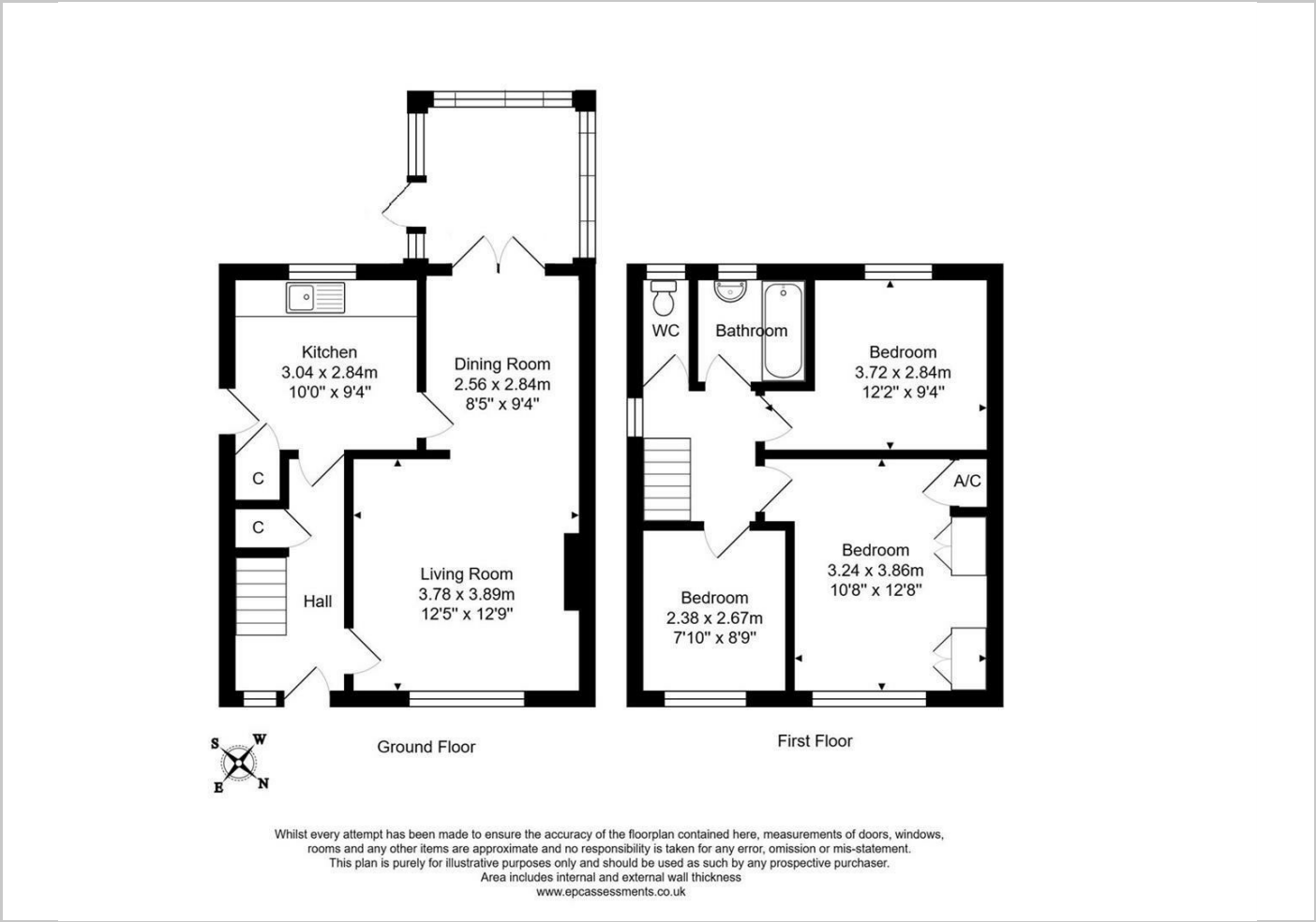
A large side driveway for multiple vehicles.

CALNE

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.



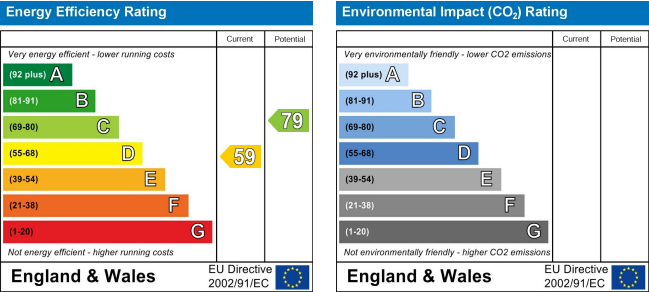
Floor Plans



Area Map



Energy Performance Graph



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