



Shelburne Road, Calne
£289,000



Two-Bedroom Victorian Terrace with South-Facing Garden & Off-Road Parking

Full of charm and period features, this well-maintained two-bedroom Victorian terrace offers spacious accommodation in a sought-after location. The property features high ceilings, a bright living room with a bay window and open fire, a separate dining room, and a thoughtfully extended kitchen/dining area complete with a utility room. Upstairs, you'll find two generous double bedrooms and a contemporary four-piece family bathroom. Outside, the south-facing rear garden is ideal for relaxing or entertaining, with a patio area and mature planted borders. Off-road parking is available at the rear of the property.

Ideally located within walking distance of local amenities and Town, local schools, and transport links.



Location

Located on the desirable south side of Calne, on a popular street of mostly period homes. This property is situated just a short walk to the countryside and the amenities of town. There are good local primary schools also within walking distance.

Entrance Hallway

Upon entering the home, there is a hallway providing access to the ground floor accommodation and stairs rise to the first floor.

Living Room

15'08 x 12 (4.78m x 3.66m)

This generous living room is filled with natural light from a charming bay window. The focal point of the room is the open fire with a brick surround and mantel. The room is finished with

wood-effect flooring that flows into the connected dining room and is further finished with wall lighting.

Dining Room

12'7 x 12 (3.84m x 3.66m)

A formal dining space or extra reception room, with a chimney breast feature. Double doors into the utility room, and a further door leads into the kitchen. There is also a useful understairs cupboard.

Kitchen Dining

22 x 8'11 (6.71m x 2.72m)

The large kitchen is both bright and spacious, featuring a range of wall and floor cabinets and ample room for a fridge/freezer and free standing cooker. To the far end of the room, the dining area

overlooks the garden, providing an ideal spot for a table and chairs. A door from the kitchen leads conveniently to the utility room.

Utility Room

Useful storage room with further cabinets and plumbing for a washing machine. The door opens into the garden. Tiled flooring.

First Floor Landing

Doors open to both bedrooms and the family bathroom, loft access.

Bedroom Two

A good-sized double bedroom with the benefit of a built-in wardrobe with a mounted combi boiler to one side. There is a window that views over the rear garden.

Four Piece Family Bathroom

11 x 8 (3.35m x 2.44m)

A generous bathroom comprising a white suite featuring a double corner shower, panel-enclosed bath with mixer taps and handheld shower, vanity sink with storage, and a water closet.

Principal Bedroom

15'1 x 12'5 (4.60m x 3.78m)

A generous king-size bedroom featuring dual windows overlooking the front of the home and built-in wardrobes, offering plenty of natural light and storage.

Externals

Outlined in further detail as follows:

Garden

Outside, the south-facing rear garden is a standout feature, offering a generous patio area ideal for alfresco dining, a flat lawn with well-planted borders, a garden shed and gated access to the rear driveway.

Rear Parking

Parking at the rear of the property on a driveway space accessed via a private lane.





TOTAL APPROX. FLOOR AREA 1188 SQ.FT. (110.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		85	(81-91) B
(69-80) C			(69-80) C
(55-68) D	63		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales