



**Shelburne Road, Calne**  
**£280,000**



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- SEMI-DETACHED PERIOD COTTAGE
- OFF ROAD PARKING
- TWO BEDROOMS
- 20ft BASEMENT
- LIVING ROOM
- SEPARATE DINING ROOM
- DINING KITCHEN
- DOWNSTAIRS CLOAKROOM
- FOUR PIECE BATHROOM
- WESTERLY ENCLOSED GARDEN



### 37, Shelburne Road

MOTIVATED SELLER WITH AN OFFER ACCEPTED ON A NO CHAIN PROPERTY! A charming two-bedroom late Victorian cottage in excellent condition situated in a popular location on the south side of Calne, a short distance from the centre and to countryside walks, and with the added bonus of off road parking. The property is well presented throughout and retains period features such as original doors, architraves and exposed floorboards. On the ground floor, the home offers a living room, separate dining room, a dining kitchen and rear lobby with cloakroom. Beneath the ground floor is a recently tanked 20ft basement room offering further useful reception or bedroom space, with power, light, and heating. On the first floor are two good size bedrooms, a large storage cupboard and a four piece bathroom. Externally the home has a lovely front garden and a westerly, enclosed rear garden with summer house/garage. The parking space is situated at the rear of the property. The home is double-glazed with sliding fly screens discreetly fitted to most of the windows and has gas central heating.

## CALNE AND SURROUNDING AREAS

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 centers 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.

## LOCATION

The home is placed to the south of Calne centre close to the Heritage Quarter, an area of the town with historic significance and impressive period homes. Close by are country walks and it is a gentle stroll to the multiple facilities of the town.

## LIVING ROOM

**13'02 x 13' (4.01m x 3.96m)**

The front entrance door leads into the living room which has space for sofas and other seating around a painted timber fireplace surround and mantel, where there is a gas fire. A window views out over the front garden and there is laminate flooring. A glazed door leads to the dining room and a further door gives access to the basement.

## DINING ROOM

**13' x 9'01 (3.96m x 2.77m)**

The formal dining room is spacious enough for a good size dining table and chairs, alongside other furniture. From here, there is a glazed door to the dining kitchen and solid wood balustrade staircase up to the first floor. An internal picture window views into the kitchen and allows borrowed light into the room. Finished with laminate flooring.

## DINING KITCHEN

**12'11 x 12'10 (3.94m x 3.91m)**

The dining kitchen is spacious and can easily accommodate a dining table and chairs in the centre. There are base and wall cupboards and shelving with wood-effect laminate worksurfaces. Integrated to the kitchen is a dishwasher, 5 ring gas hob with extractor hood over and an electric fan oven. Space allows for a washing machine and either a tall or American style fridge freezer. The combi boiler is situated in a cupboard in this room and a window views out over the garden above a white ceramic sink. Engineered wood flooring. A doorway opening leads to the rear lobby and cloakroom.

## REAR LOBBY

The rear lobby allows space for coat and shoe storage and a glazed door opens to the rear garden and drive parking. Engineered wood flooring. Door to the cloakroom.

## CLOAKROOM

**3'10 x 3'09 (1.17m x 1.14m)**

With a pedestal water closet, corner basin and heated towel rail. Window to the rear of the home. Engineered wood flooring.

## BASEMENT ROOM

**20'05 x 9' (6.22m x 2.74m)**

Solid wood stairs lead down to a really useful, recently tanked basement room which provides an excellent additional reception space. With head height up to 5'11, this room would be ideal as a hobby room, cinema room or study, or even a guest bedroom. There is a window facing the front, resin-finished concrete flooring, extractor fan and radiator. There are three storage cupboards offering both hanging space and shelving, in addition to two alcoves with shelving built in.

## UPSTAIRS LANDING

With a window facing the side of the property, solid wood stairs lead up to the landing which has exposed and varnished floorboards. There is a very spacious walk-in cupboard providing excellent shelved and coat-hanging storage. The loft hatch gives access to an insulated loft which has been boarded and has power and light.

## BEDROOM ONE

**12'11 x 10 (3.94m x 3.05m)**

This good size bedroom easily accommodates a kingsize bed, bedside tables and has space for further bedroom furniture. A window with a deep sill faces the front of the property. Varnished exposed floorboards.

## BEDROOM TWO

**12'02 x 6'07 (3.71m x 2.01m)**

This bedroom could be used as a very generous single room, or could fit a small double if required. There is enough space to accommodate two wardrobes plus other bedroom furniture. A window faces the rear garden and the flooring is exposed and varnished floorboards.

## BATHROOM

A four piece bathroom comprising a panel bath with telephone-style shower attachment, pedestal water closet and basin and a separate shower cubicle. Tile-effect vinyl flooring, fully tiled walls and a heated towel rail. A window faces the rear of the home.

## EXTERNAL

Outlined in more detail as follows

## FRONT GARDEN

An attractive Edwardian-style tiled path leads to the canopied front door, with planting to one side. Timber picket fence and gate.

## REAR GARDEN

A lovely westerly landscaped garden with established planted borders of shrubs and fruit trees. Brick weave path and patio, and some artificial grassed areas at the rear. The previous garage building has been thoughtfully opened to one side to make a summer-house style covered seating area. This garage could easily be returned to its original garage function as the up and over door remains.

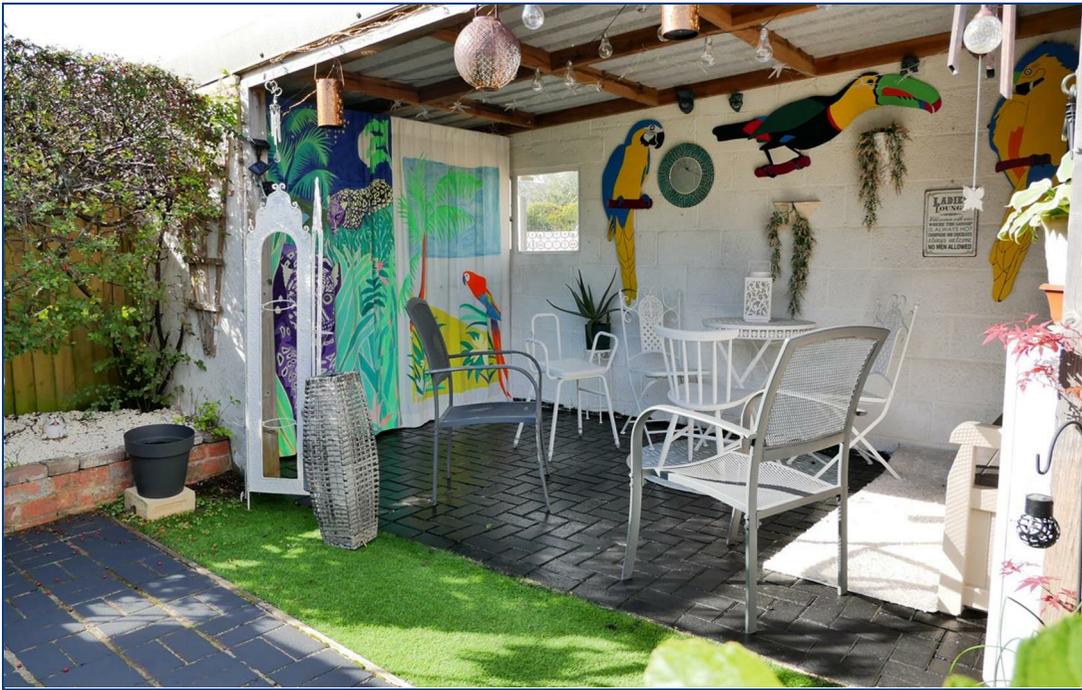
## OFF ROAD PARKING

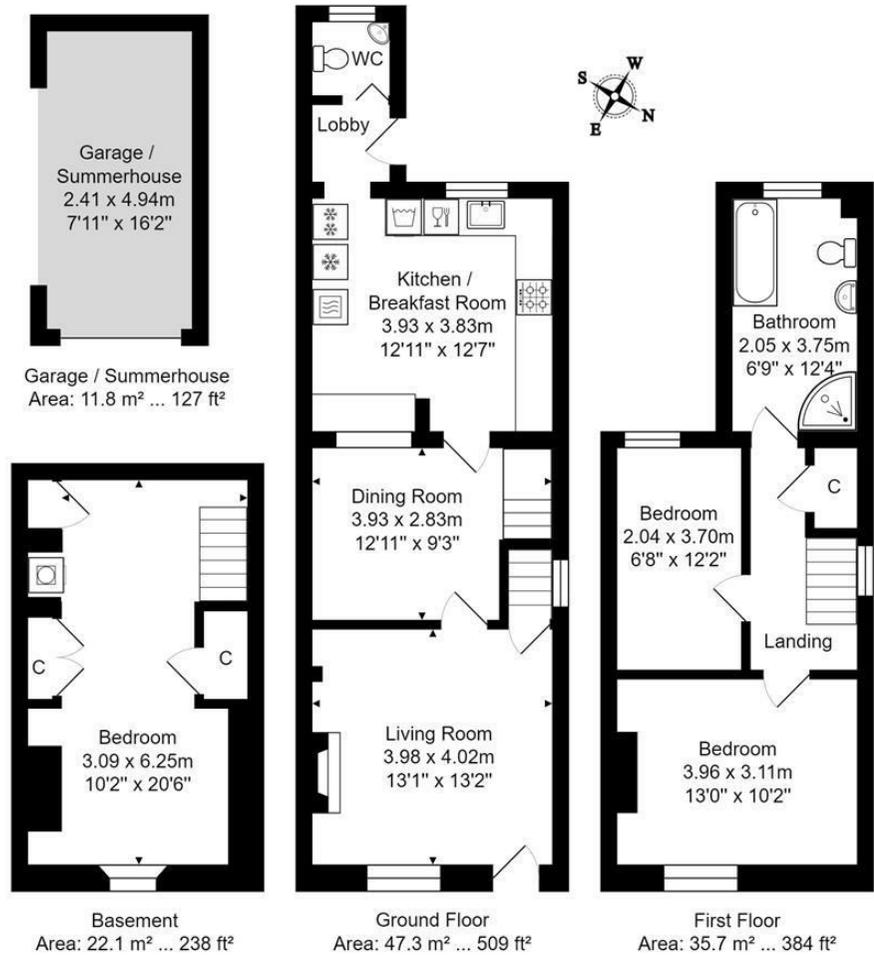
A parking space is situated behind the property, separated from the garden with timber picket fencing and an access gate.

## COUNCIL TAX BAND

Council Tax Band B







| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | <b>79</b> |
| (55-68) <b>D</b>                            |  | <b>65</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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