



Cavendish Close, Calne
Asking Price £235,000



Placed in a quiet cul-de-sac in the well-desired Regent Park development, is a two double-bedroom end terraced home. The home is well presented and is placed within walking distance of amenities, the town centre, schools and open fields. Internally the home offers an entrance hall, cloakroom, spacious living room, and a dining kitchen which has French doors that open out to the rear garden. On the first floor, there are two double bedrooms, both full of natural light and a family bathroom. Externally, the home has a fully enclosed, private rear garden with rear access. There is also a wide driveway allowing off road parking for two vehicles and visitor parking bays close by. Gas central heating and double glazing.



LOCATION

Placed in a quiet cul-de-sac in the well-desired Regent Park development, within walking distance to a convenience store and the town centre. The home is in the catchment for multiple primary schools. There is also a cut through which allows for excellent dog walking routes and access to the 404 cycle route.

THE HOME

Outlined in further details as follows:

ENTRANCE HALL

Upon entering the home, stairs rise in front of you to the first floor accommodation. There are doors opening to the living room and guest cloakroom.

CLOAKROOM

The convenient guest cloakroom comprises of a privacy glazed window, water closet, pedestal wash basin, and radiator.

LIVING ROOM

15'1 x 9'5 (4.60m x 2.87m)

The living room is dual aspect with two windows from the front and side of the home filling the room with natural light. There is ample space for a set of sofas and further living room furniture. There is also the benefit of an under stairs cupboard. A door opens into the dining kitchen.

DINING KITCHEN

12'7 x 8 (3.84m x 2.44m)

A modern kitchen with natural dining space, the kitchen includes

wall and base units with an integrated oven, gas hob with stainless steel splash back, extractor hood, dishwasher, as well as a sink and a half with drainer. There is space for a washing machine and fridge freezer. Double doors onto the rear garden.

FIRST FLOOR LANDING

Doors open to both bedrooms and the family bathroom.

BEDROOM ONE

12'9 x 8'6 (3.89m x 2.59m)

Located to the front of the home and with two windows, this bright space can accommodate a double bed and bank of wardrobes. There is a built-in cupboard for handy extra storage.

BEDROOM TWO

12'10 x 8'2 (3.91m x 2.49m)

This second generous double bedroom is positioned at the rear of the property overlooking the garden. There is space to accommodate a double bed and further storage furniture.

FAMILY BATHROOM

6'3 x 5'6 (1.91m x 1.68m)

A modern suite featuring a panel-enclosed bath with shower and screen over, water closet and pedestal wash basin. There is a privacy-glazed window, partially tiled finishings, spotlighting, and wood effect vinyl flooring.

EXTERNALS

Outlined in further detail as follows:

GARDEN

Fully enclosed by a curved wall and fence, with a gate for access. There is a paved path from the rear gate to the double patio doors in the kitchen diner and the majority of the garden is laid to a flat lawn. Centrally the garden features a patio area ideal for outdoor furniture.

DRIVEWAY PARKING

Side by side parking for two vehicles. With a lawned front garden area to the side.

NOTE

There is a annual fee for the upkeep of common areas.





GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.

1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.1 sq.m.) approx.

While 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, fixtures and appliances shown here are not intended and no guarantee as to their operation or fitting is given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		97	(92 plus) A		
(81-91) B	83		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		