Oldbury Prior, Calne

£200,000

Rutfield Breach

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No Chain! A two bedroom end-terrace home situated in a cul-de-sac on the South side of Calne with off-road parking.
The ground floor of the property offers a spacious entrance hall, a fitted kitchen, a downstairs cloakroom and a living-dining room. The first floor features two double bedrooms, each with built-in wardrobes, and a bathroom. Outside, the enclosed rear garden is designed for low maintenance and there is a charming communal courtyard garden area at the front of the property, where there is also the benefit of allocated parking. The home is conveniently located within walking distance of local amenities, schools and provides easy access to the town centre. The property is equipped with gas central heating and double glazing throughout.

Calne and Surrounding Area
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.

Location
The home is placed to the south of Calne centre in a quiet cul-de-sac. Close by are country walks and it is a gentle stroll to the multiple facilities of the town.

Entrance Hall
The entrance hall is an excellent size, allowing space for storage or display furniture. Access to the kitchen, cloakroom and living dining room. Stairs rise to the first floor.

Kitchen
10'5 x 6'1
The fitted kitchen comprises a range of wall and base cupboards with laminate worktops over. A stainless steel drainer sink is situated beneath a window that views out over the front of the home. There is space for a washing machine and tall fridge freezer. The electric cooker and hood are included in the sale. Vinyl flooring.

Cloakroom
6'2 x 2'9
Fitted with a pedestal water closet and hand wash basin. Extractor fan.

Living Dining Room
13'6 x 12'2
A bright, dual aspect room with a bay window to the side and French doors that open to the rear garden. Ample space to accommodate a dining set, sofas and display furniture. There is an understairs storage cupboard where the meters and consumer unit are located. Fitted with carpet.

First Floor Landing
The carpeted landing gives access to both bedrooms and the bathroom. The airing cupboard houses the combi gas boiler. Loft access with drop-down ladder to the loft which is partially boarded.

Bedroom One
12'2 x 9'6
A good size bedroom with ample space for a kingsize bed and further furniture. There is the benefit of a built-in wardrobe and two windows view over the rear garden. Fitted with carpet.

Bedroom Two
12'2 x 8'5
With two windows facing the front aspect, this is another good size double bedroom with the feature of a built-in wardrobe. Carpeted.

Bathroom
A fitted bathroom suite comprising a panel-enclosed bath with shower over, pedestal water closet and wash basin. A window with privacy glass faces the side aspect.

Exterior
The front of the home is laid to decorative shingle and there is a wooden store for bins. There is a pretty courtyard area that is maintained to a lovely standard. There are benches for residents to enjoy the gardens during all times of the year.

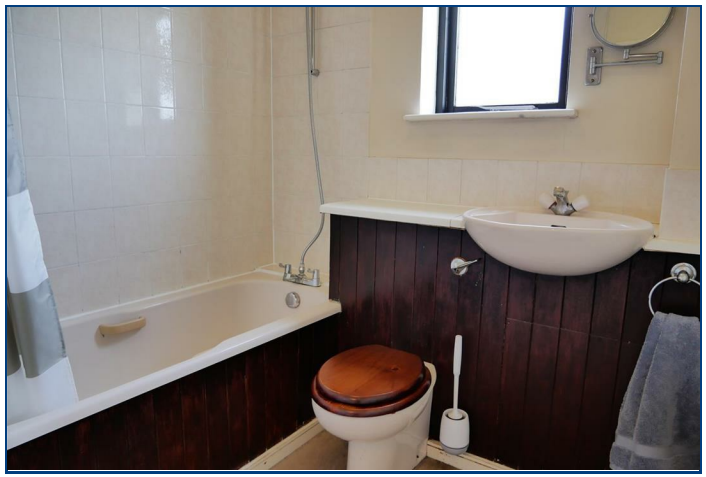
Rear Garden
The rear garden enjoys a south-westerly apsect and a good level of privacy. Fully enclosed by fencing, the garden has been designed for easy maintenance with full paving, perfect for pot plant display and outdoor dining furniture. The garden is accessed via the patio doors, extending the social space in finer weather. There is a side access gate and a timber shed.

Allocated Parking
There is allocated off-road parking for one car.

Services
All mains services are connected.

Council Tax Band C.

The home owner contributes a service charge of £20 per month towards the upkeep of the common areas. This is organised by a Residents Management Committee.



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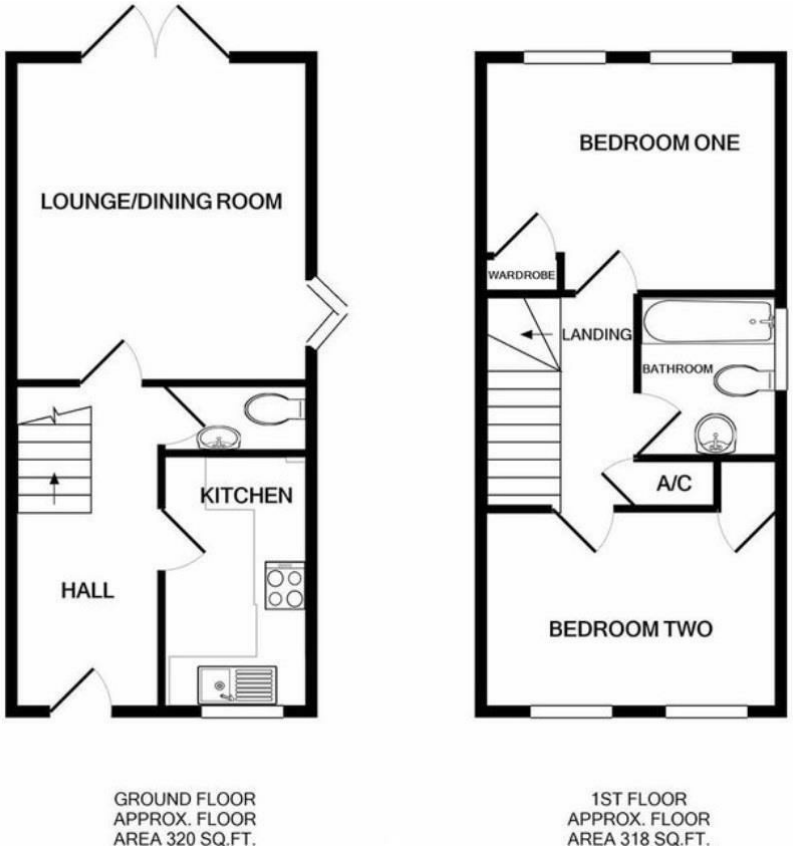
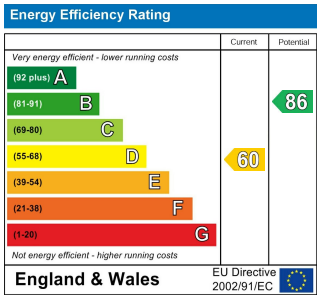
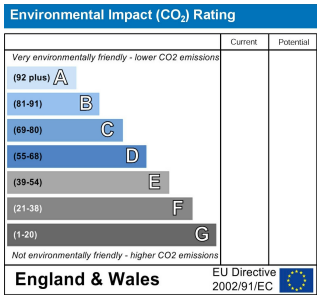
Floor Plans



Area Map

Energy Performance Graph





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