



**151 Braemor Road, Calne, SN11 9DZ**

**£259,500**

Located on the outskirts Of Calne with good access to Chippenham with Main Line rail to London Paddington, a well presented, extended three bedroom semi detached house. To the rear of the property there is an enclosed garden laid mainly to lawn with patio and side access. To the front there is a driveway providing off road parking. The property has been extended which provides a family / garden room and cloakroom. Further benefits include double glazing and gas central heating.

## Entrance Hallway



Front door leads into hallway, stair case to first floor, radiator with decorative screen, door to living room.

## Living Room 13'07" x 12'11" (4.14m x 3.94m)



Double glazed window to front, fireplace with wood burning stove, radiator, arch to kitchen / diner.



## Kitchen / Diner 16'07" x 9'04" (5.05m x 2.84m)



Work tops with a range of cupboards and drawers, inset electric hob with cooker hood, fitted electric oven, plumbing and space for washing machine and further space for tumble dryer, space for fridge/freezer, under stairs cupboard, opening to family room.



**Family / Garden Room 15'0" x 8'02" (4.57m x 2.49m)**



Double glazed French Doors to garden, two skylights, radiator, door to cloakroom.



**Cloakroom**

Double glazed window, W.C, hand basin, radiator.

**Landing**



Doors to all bedrooms and bathroom, fitted extending ladder providing access to attic which is boarded and carpeted, double glazed window and further skylight, under eaves storage.

**Attic 14'01" x 10'03" (4.29m x 3.12m)**



Boarded and carpeted, double glazed window and skylight, under eaves storage.

**Bedroom One 12'11" x 9'01" (3.94m x 2.77m)**



Double glazed window, built in wardrobe and further fitted wardrobes, radiator.

**Bedroom Two 9'03" x 8'02" (2.82m x 2.49m)**



Double glazed window, radiator.

**Bedroom Three 10'02" x 6'02" (3.10m x 1.88m)**



Double glazed window, radiator.

**Family Bathroom**



Double glazed window, white suite comprising: Bath with over bath shower, pedestal hand basin, W.C., radiator.

**Outside**



Enclosed garden laid mainly to lawn, patio and side access, outside power and tap, timber shed.

**Front**

Driveway providing off road parking.

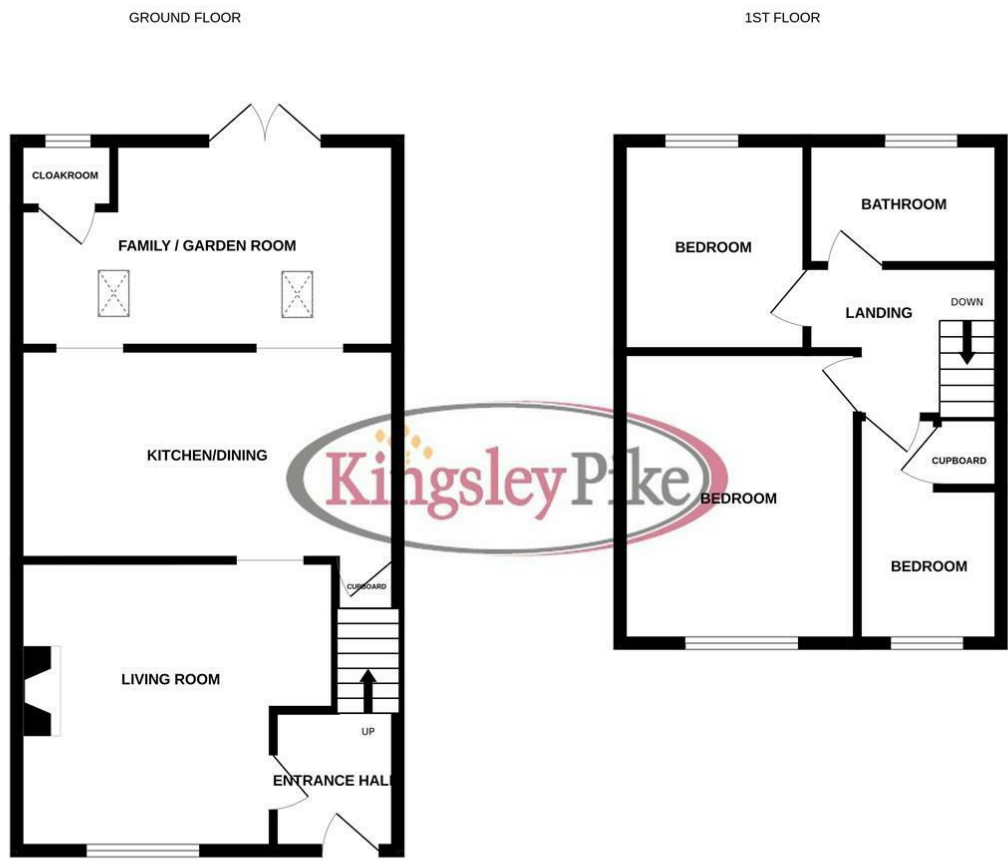
**Tenure**

GOV.UK advise Freehold.

**Council Tax Band**

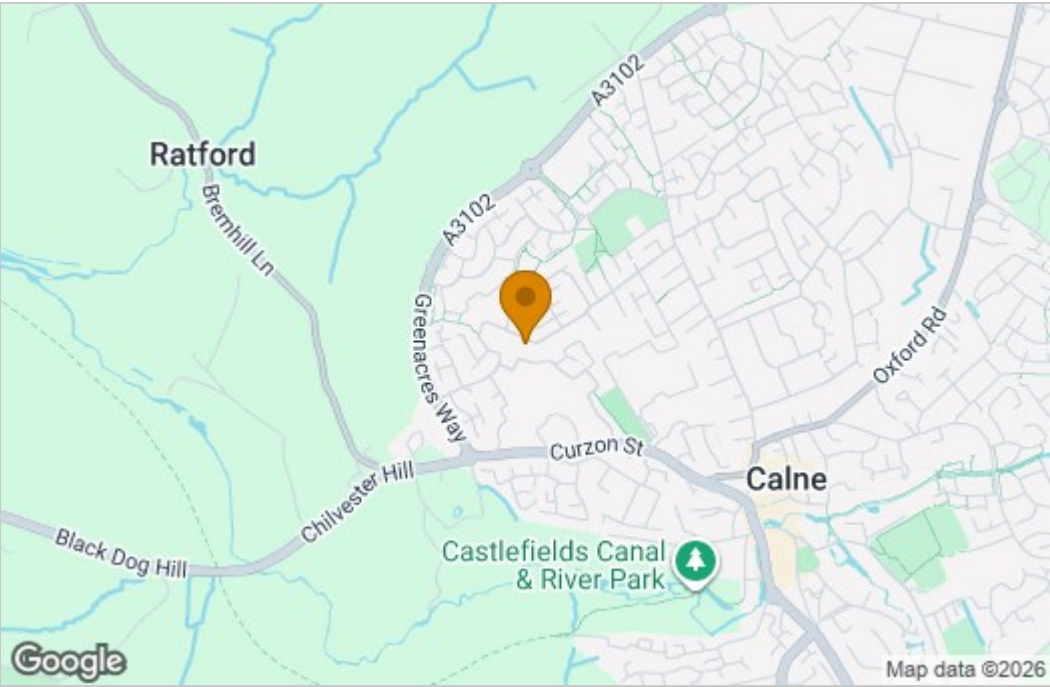
GOV.>UK advise Band B.

Floor Plan

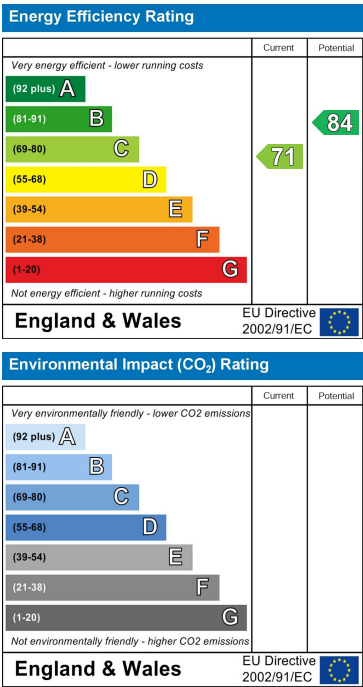


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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