

51 Wyvern Avenue, Calne

NO CHAIN! This mature three bedroom semi detached family home in need of some cosmetic updating is situated on a popular local development located within a short walk of the town centre and the local amenities. The light and spacious accommodation includes an entrance porch, a living room, a separate dining room and a fitted kitchen. To the first floor there are three bedrooms and family bathroom. Further benefits of the property include a pretty rear garden, a single garage with useful outhouse/workshop to the rear and blocked paved driveway parking. Also included upvc double glazing and gas central heating.

- **Three Bedroom Semi Detached**
- **Close To The Town Centre**
- **Dining Room**
- **Driveway & Garage**
- **Popular Mature Location**
- **Living Room**
- **Outhouse / Workshop**
- **No Chain**

PROPERTY FRONT

Block paved driveway leading to entrance porch.

ENTRANCE PORCH 3' 4" x 3' 4" (1.02m x 1.02m)

Upvc double glazed windows and door to front and side, door to entrance hall.

ENTRANCE HALL

Ceiling coving, stairs rising to first floor, radiator, door to living room.

LIVING ROOM 13' 3" x 11' 9" (4.04m x 3.58m)

Upvc double glazed window to front, ceiling coving, electric fire with surround, dado rail, radiator, door to dining room.

DINING ROOM 10' 11" x 8' 0" (3.32m x 2.44m)

Upvc double glazed sliding patio doors to rear garden, ceiling coving, radiator, opening through to kitchen.

KITCHEN 10' 10" x 6' 10" (3.30m x 2.08m)



Upvc double glazed window to rear overlooking garden, refitted with matching wall and base cabinets with work surface over, stainless steel sink unit, tiled splash backs, built in oven, four ring electric hob, extractor hood over, space and plumbing for washing machine, space for fridge freezer, under stairs ladder cupboard, upvc double glazed door to outhouse/workshop, vinyl flooring.

OUTHOUSE/WORKSHOP 9' 0" x 7' 5" (2.74m x 2.26m)

Space for storage, door to rear, door to garage.

FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed door to side, loft access, doors to all bedrooms, family bathroom, door to airing cupboard housing wall mounted boiler.



BEDROOM ONE 12' 0" x 8' 9" (3.65m x 2.66m)

Upvc double glazed window to front, built in single wardrobe, radiator.

BEDROOM TWO 10' 6" x 8' 9" (3.20m x 2.66m)

Upvc double glazed window to rear, built in single wardrobe, radiator.

BEDROOM THREE 8' 5" x 6' 0" (2.56m x 1.83m)

Upvc double glazed window to front, built in storage cupboard, radiator.

FAMILY BATHROOM 7' 6" x 6' 1" (2.28m x 1.85m)

Upvc double glazed window to rear, fitted suite including close coupled w.c., pedestal wash hand basin, tiled surrounds, large fully tiled shower cubicle, chrome ladder style radiator, vinyl flooring.



EXTERNALLY

FRONT GARDEN

Laid to lawn with hedging, shrubs and trees.

DRIVEWAY PARKING

Block paved driveway parking to the front of the garage.

SINGLE GARAGE

Up and over door, power and light, window to rear, personal door to outhouse/workroom.

REAR GARDEN

Fully enclosed with a good size patio, mature borders filled with flowers, shrubs and trees. Artificial lawn, greenhouse and garden shed.