



**11c Wessington Avenue, Calne, SN11 0AL**

**£325,000**

Situated on the Southern side of Calne, ideally located for the Holy trinity Primary School and access in and out of Calne a modern end of terrace family home. Internally comprising; entrance hall, cloakroom, kitchen/dining room, lounge with French doors opening in to the garden, three bedrooms, family bathroom and en suite to the main. To the rear is a well cared for and well stocked South West facing garden with gate leading to the car port and additional parking space.



## Entrance Hall



Double glazed front door, tiled floor, radiator, storage cupboard, stairs to the first floor, doors to the cloakroom, lounge and kitchen/dining room.

## Cloakroom

Double glazed window to the front, tiled floor, towel radiator, wash hand basin and toilet.

## Kitchen/Dining Room 16'02" x 7'02" (4.93m x 2.18m)



Double glazed windows to the front and side, tiled floor, radiator, space for a table and chairs, range of floor and wall mounted units gas hob, electric oven, combi oven, extractor fan, integral dishwasher, plumbing for a washing machine,

integral fridge/freezer, stainless steel sink and drainer.



**Lounge 15'03 x 11'09 minimum (4.65m x 3.58m minimum)**



Double glazed window and double glazed French doors leading to the garden, radiator, media wall with inset electric fire and an under stairs cupboard.



**Landing**

Doors to all bedrooms and the airing cupboard.

**Bedroom One 11'08 x 11'04 (3.56m x 3.45m)**



Double glazed window to the front, radiator, fitted wardrobe, loft access and door to the en suite.





### En suite



Double glazed window to the front, tiled walls, wash hand basin with vanity storage, toilet, walk in shower with mains shower over.

### Bedroom Two 11'06 x 8'10 (3.51m x 2.69m)



Double glazed window to the rear and radiator with fitted wardrobe.

### Bedroom Three 8' x 6'01" (2.44m x 1.85m )

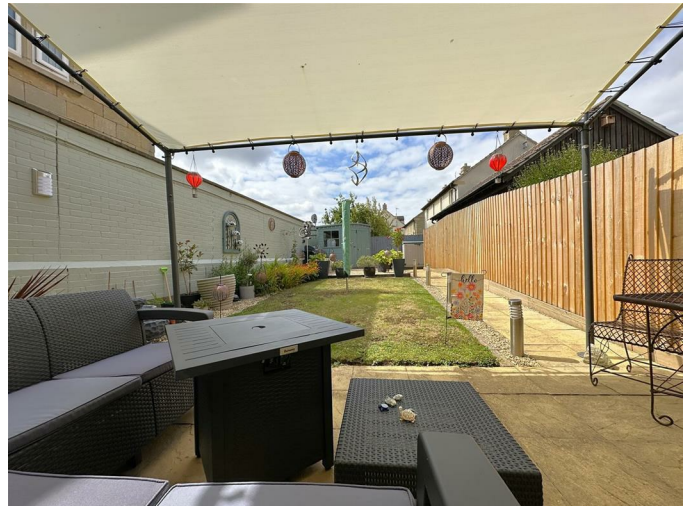


Double glazed window to the rear and radiator.

### Bathroom 8'01" x 5' (2.46m x 1.52m)

Double glazed window, tiled floor and walls, towel radiator, wash hand basin, toilet, bath with shower screen and mains shower over.

### Rear Garden



South West facing garden laid to areas of lawn, patio, shingle stone seating area, garden shed, mature plants and shrubs. Pathway and gated access leads to the car port.





## Car Port & Driveway



Covered parking for one car with a further uncovered space in front.

## Tenure

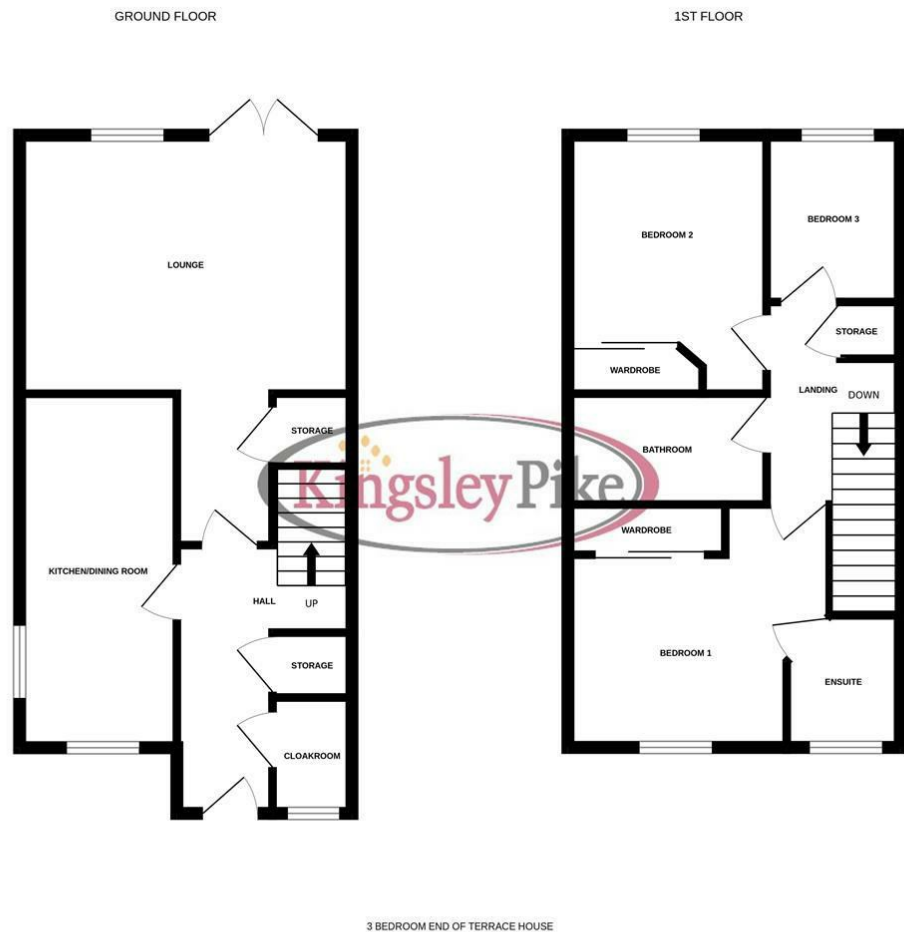
We are advised by the .GOV website that the property is Freehold.

## Council Tax

We are advised by the .GOV website that the property is band C.



Floor Plan

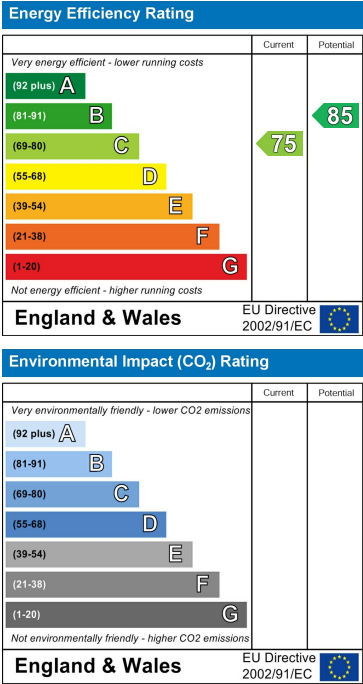


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. 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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