



The Knapp, Calne

Guide price £190,000

NO ONWARD CHAINA surprisingly spacious terraced home situated in a good position and close to local amenities. The accommodation includes entrance hall, kitchen/diner, living room and conservatory to the ground floor. To the first floor there are three bedrooms, bathroom and separate WC. The property also benefits from a fully enclosed rear garden, laid mainly to lawn and a part brick built shed..

Situation Calne

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters

The Accommodation

With approximate measurements the accommodation is arranged as follows:

Entrance Hall

Doors to living room and kitchen, stairs to first floor, understairs cupboard, radiator, further storage cupboard.

Kitchen/Diner 5.45 x 3.48 max (17'10" x 11'5" max)

Upvc double glazed windows to front and rear, door to garden. Fitted kitchen offering a range of wall and base units with worktops over, stainless steel sink with mixer taps, built in electric oven and four ring gas hob with cookerhood over, space and plumbing for an automatic washing machine and fridge/freezer, tiled flooring, radiator.

Living Room 3.61 x 3.49 (11'10" x 11'5")

Upvc double glazed sliding doors to Conservatory, radiator.

Conservatory 3.01 x 2.33 (9'10" x 7'7")

Of Upvc construction with windows to three sides, door to garden tiled floor.

First Floor Landing

With doors to bedrooms, family bathroom and WC, airing cupboard, radiator.

Bedroom One 3.55 x 3.02 (11'7" x 9'10")

Upvc double glazed window to rear, radiator.

Bedroom Two 3.55 x 1.73 (11'7" x 5'8")

Upvc double glazed window to rear, radiator.

Study/Occasional Bedroom 3.55 x 1.98 (11'7" x 6'5")

Upvc double glazed window to rear, radiator.

Bathroom 1.57 x 1.57 (5'1" x 5'1")

Obscured Upvc double glazed window to front, bath with shower over, wash hand basin, chrome fittings, part tiling, radiator.

WC 1.71 x 0.55 (5'7" x 1'9")

Obscured Upvc double glazed window to front, low level WC and wash hand basin, part tiled.

Externally

Rear Garden

Fully enclosed garden laid mainly to lawn, part brick built shed, access to rear.

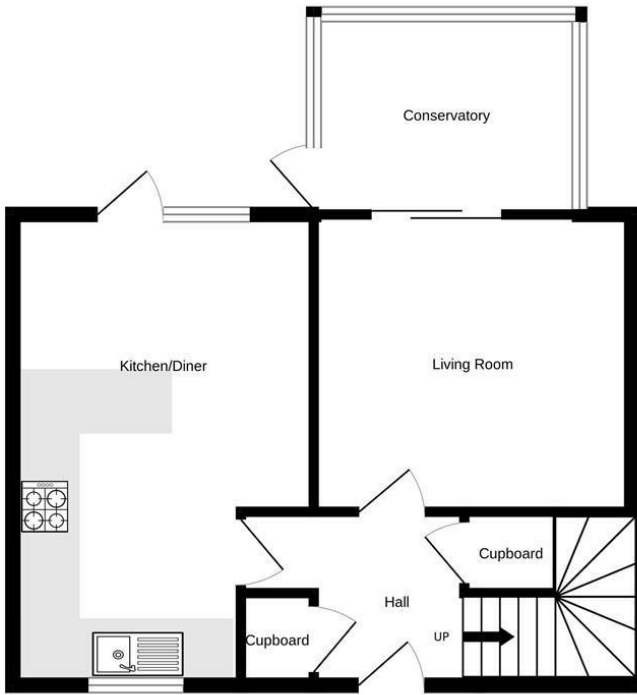
AGENTS NOTE

Council Tax Band B

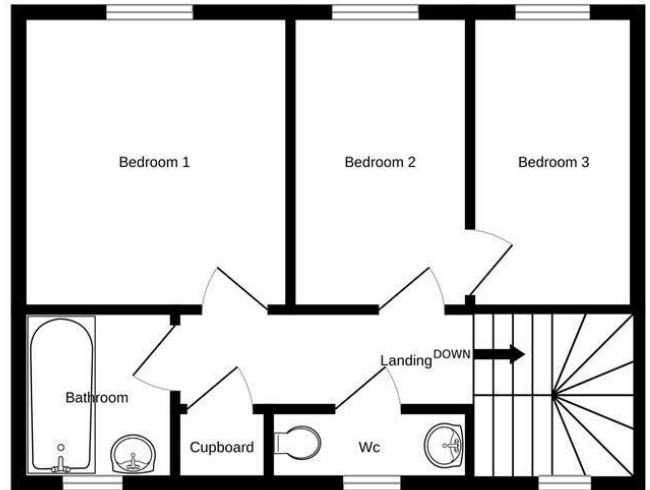




GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing