



Juniper Close, Calne

Guide price £240,000

A beautifully presented semi-detached house situated on the popular High Penn Park. The accommodation comprises of cloakroom, kitchen, living/dining room to the ground floor. To the first floor there are two double bedrooms and a family bathroom. Parking for two cars to the front and a good sized fully enclosed rear garden with patio and lawn.

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

With doors to cloakroom, kitchen, living/dining room, radiator, stairs to first floor landing.

Cloakroom

Two piece suite comprising a low level WC and wash hand basin, radiator, tiled floor.

Kitchen

Upvc double glazed window to front. Fitted kitchen offering a matching range of wall and base units with worktops over, stainless steel sink/drainer. Integrated electric oven and four ring hob with cooker hood over, space and plumbing for automatic washing machine. Integrated dishwasher and fridge freezer. Wall mounted central heating boiler, radiator, tiled flooring,

Living/Dining Room

Upvc double glazed window and French doors to rear garden, radiator, understairs cupboard.

First Floor Landing

With doors to bedrooms and bathroom, airing cupboard, access to roof void.

Bedroom One

Two Upvc double glazed windows to rear, built in wardrobes, radiator.

Bedroom Two

Two Upvc double glazed windows to front, built in wardrobes, radiator.

Bathroom

Suite comprising bath with shower over, low level WC and wash hand basin, Chrome heated towel rail, extractor fan, tiled flooring.

Externally

Frontage

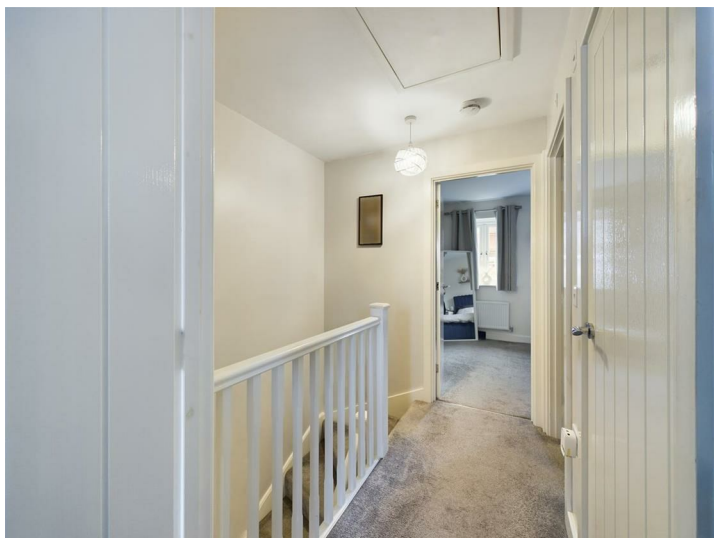
Parking for two cars to the front.

Rear Garden

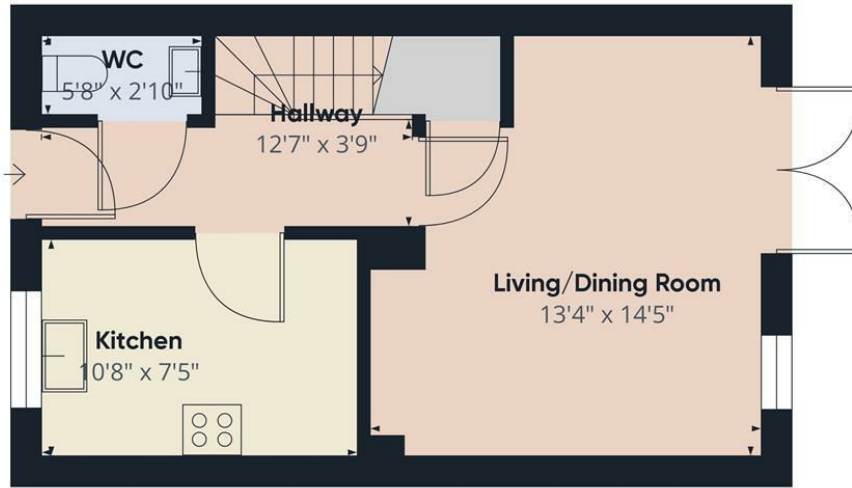
Fully enclosed rear garden with patio and lawn, gated access to the side.

AGENTS NOTE

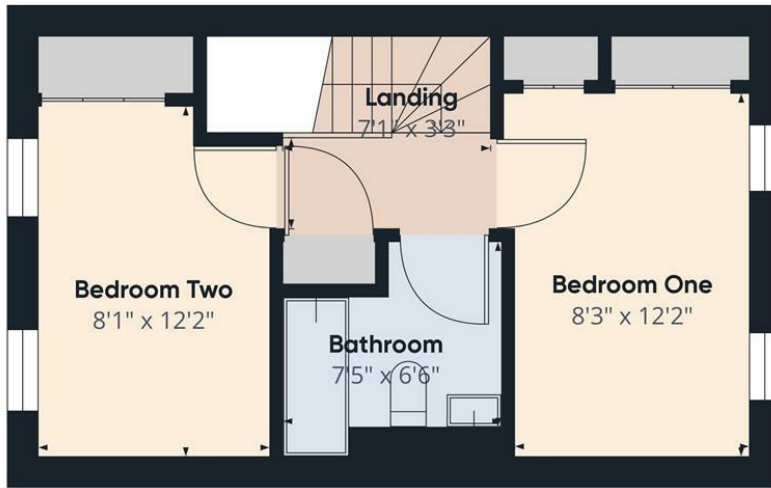
Council Tax Band C







Floor 0



Floor 1

Approximate total area[®]
641.01 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
84	98
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (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