



Jasmine Close Calne

£210,000



No Onward Chain! Atwell Martin are proud to present for sale this well positioned two bedroom mid terrace house located in the well desired south side of Calne nestled in the quiet cul de sac of Jasmine Close. Overlooking the green and with allocated parking, this property is not to be missed. Call Atwell Martin on 01249 813 813 today to arrange a viewing.

**Location**

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, sports centre with indoor swimming pool, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at Chippenham (North Wilts) and Bowood, horse riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

**Accommodation**

Ground floor comprising of; kitchen with a range of wall and base units with stainless steel sink. Single oven and space for washing machine and undercounter fridge. To the rear of the property the living room is located with patio doors providing plentiful light and allowing access to the enclosed rear garden.

To the first floor; two double bedrooms, one to the front, one to the rear with the showerroom sandwiched in between which has been recently upgraded.

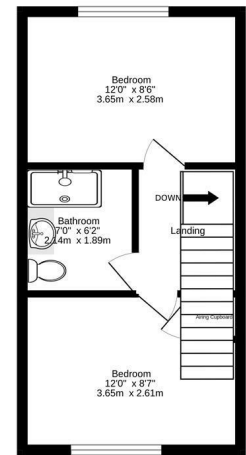
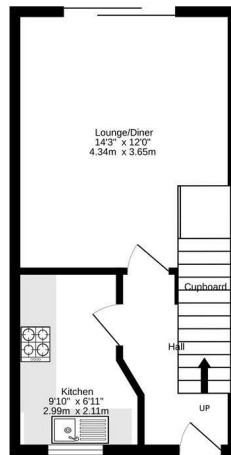
**Outside**

A pleasant outlook to the front green space. Fully enclosed rear garden, mainly laid to lawn with rear gated access leading to the two allocated tandem parking spaces.

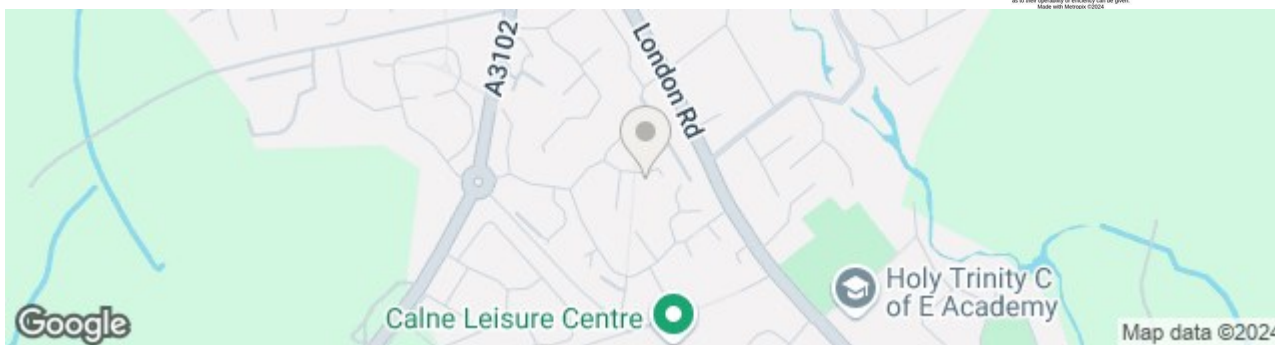


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metronix 12/24



Energy Efficiency Rating		Current	Potential
<p>Most energy efficient - lower running costs</p> <p>100-120 kWh/m<sup>2</sup>/year A</p> <p>81-100 kWh/m<sup>2</sup>/year B</p> <p>62-80 kWh/m<sup>2</sup>/year C</p> <p>43-61 kWh/m<sup>2</sup>/year D</p> <p>25-42 kWh/m<sup>2</sup>/year E</p> <p>9-24 kWh/m<sup>2</sup>/year F</p> <p>1-8 kWh/m<sup>2</sup>/year G</p> <p>Non-energy efficient - higher running costs</p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			
Environmental Impact (CO <sub>2</sub> ) Rating			
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>10-15 g/kWh A</p> <p>16-20 g/kWh B</p> <p>21-25 g/kWh C</p> <p>26-30 g/kWh D</p> <p>31-35 g/kWh E</p> <p>36-40 g/kWh F</p> <p>41-45 g/kWh G</p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			

NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.

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