



Newbury Avenue, Calne

Guide price £215,000



A two bedroom coach house with garage and car port situated in a popular residential location. The property offers light and spacious accommodation to include an entrance hall, sitting room, kitchen/breakfast room, two bedrooms and bathroom.

### **Situation Calne**

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.

### **Entrance Hall**

Upvc double glazed door to front, radiator,

laminated flooring, doors leading to garage and stairs.

### **Sitting Room 5.23m x 3.63m (17'1" x 11'10")**

With dual aspect Upvc double glazed windows to front and rear, door leading to hallway and two radiators.

### **Hallway**

Access to loft with ladder and doors leading to bedrooms, kitchen/dining room and bathroom.

### **Kitchen/Breakfast Room 3m x 2.40m (9'10" x 7'10")**

Upvc double glazed windows to rear, fitted kitchen with a range of wall and base units with wooden worktops over, stainless steel sink unit with mixer tap, tiled surrounds, electric oven & hob with cooker hood over, integrated fridge & dish washer, wall mounted gas central heating boiler.

### **Bedroom One 3.37m x 2.70m (11'0" x 8'10")**

Upvc double glazed window to front and radiator.

### **Bedroom Two 2.4 x 2.2 (7'10" x 7'2")**

Upvc double glazed window to rear and radiator.

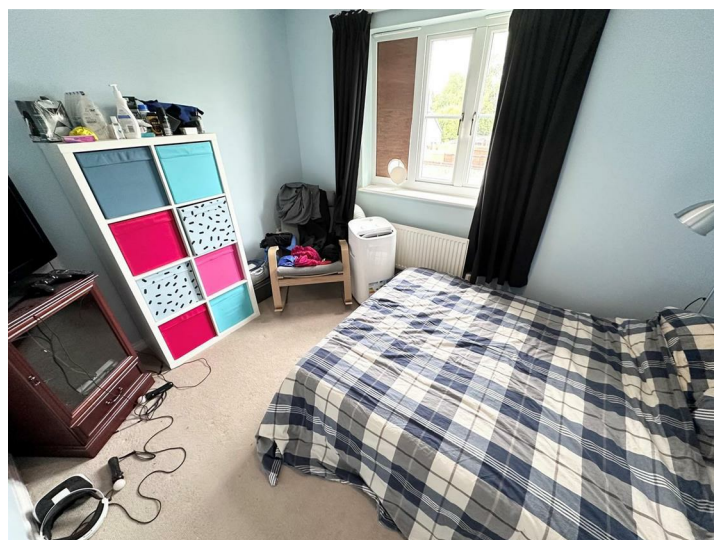
### **Bathroom**

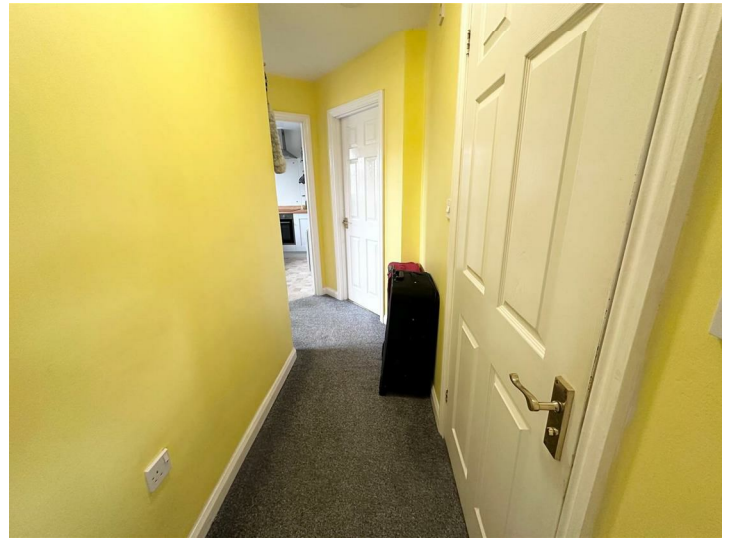
Obscure Upvc double glazed window to front, Panelled bath with mixer tap and shower attachment, pedestal wash basin, low level WC, tiled surrounds, radiator.

### **Externally**

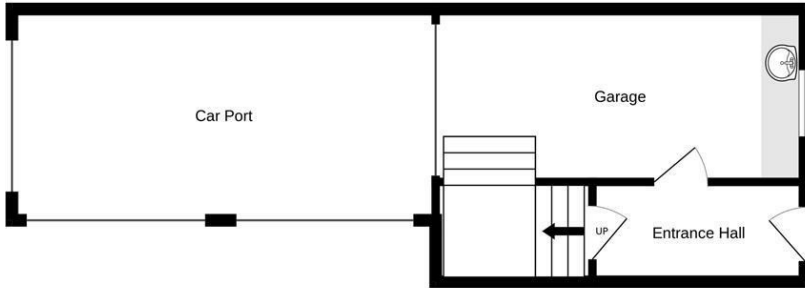
### **Garage 5.2 x 2.4 (17'0" x 7'10")**

Up & over electric roller door to rear, power & lighting, Upvc double glazed window to front, utility area with one bowl single drainer sink unit and plumbing for washing machine.

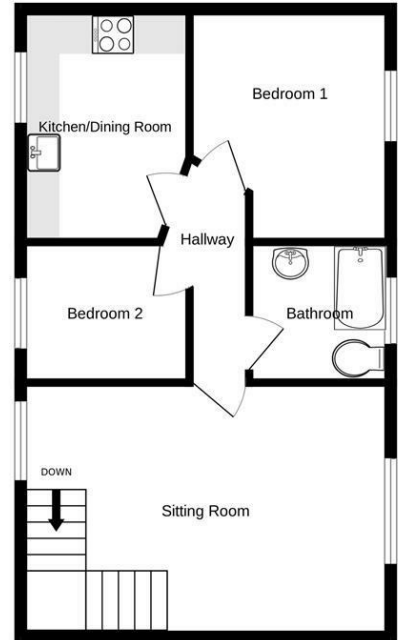




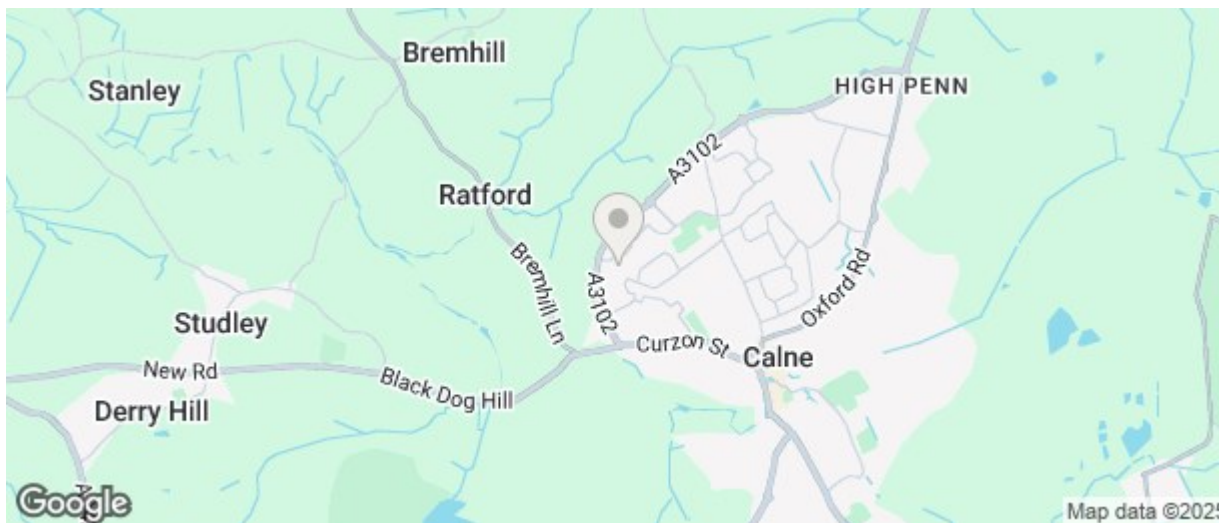
GROUND FLOOR



1ST FLOOR



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		
(81-91) B		
(69-80) C	76	76
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) A		
(69-80) B		
(55-68) C	78	78
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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