

OVER  
**30**  
YEARS OF  
MOVING  
PEOPLE

**ATWELL  
MARTIN**  
ESTATE AGENTS



Rochdale Avenue, Calne SN11 9AY

Guide price £269,500

**NO ONWARD CHAIN** Welcome to Rochdale Avenue, Calne - a versatile property that could be your first project! This delightful semi-detached house boasts 3/4 bedrooms, offering ample space for a growing family or those who love to entertain.

Situated in a peaceful neighbourhood, this property has been tastefully extended to provide even more room for you to enjoy. The front garage adds convenience and extra storage space for your belongings.

Don't miss out on the opportunity to make this house your own - come and see the potential that Rochdale Avenue has to offer!

### **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

Ground Floor comprising of: entrance hall allowing access upstairs as well as doorways to the kitchen/dining room and living room. The living room boasts a pleasant outlook to the front with door giving access to kitchen/dining room. To the rear of the property there is a reception/bedroom, kitchen/dining room, utility room and shower room. A inner hallway with doors giving access to rear of garage and the front of the property.

Moving upstairs you are welcomed by three good sized bedrooms, two with integrated/fitted wardrobes and Separate family bathroom.

### Externally

Externally to the property you have enclosed front & rear gardens which are both laid to gravel and low maintenance, A Garage and driveway.

### Agents Notes:

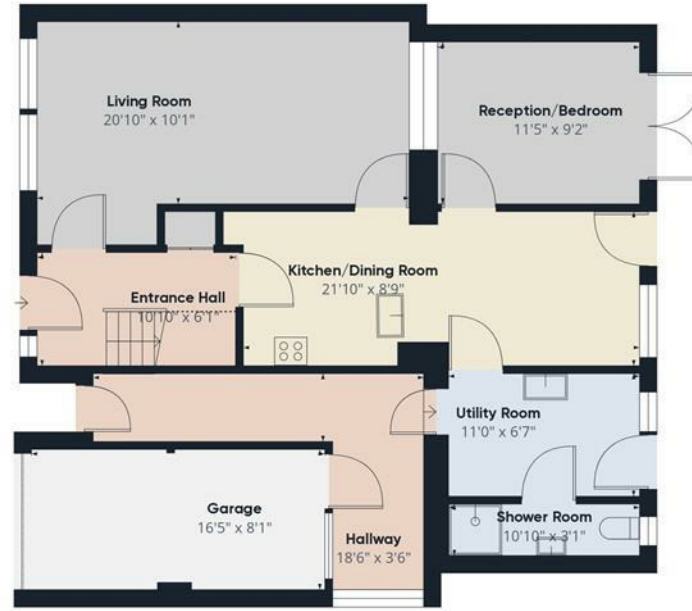
Council Tax Band: C







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs 92-100% A		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-100% A	
85-91% B		85-91% B	
79-84% C		79-84% C	
73-78% D		73-78% D	
67-72% E		67-72% E	
61-66% F		61-66% F	
55-60% G		55-60% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1323.42 ft<sup>2</sup>

Reduced headroom

17.65 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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.

GIRAFFE360



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