

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

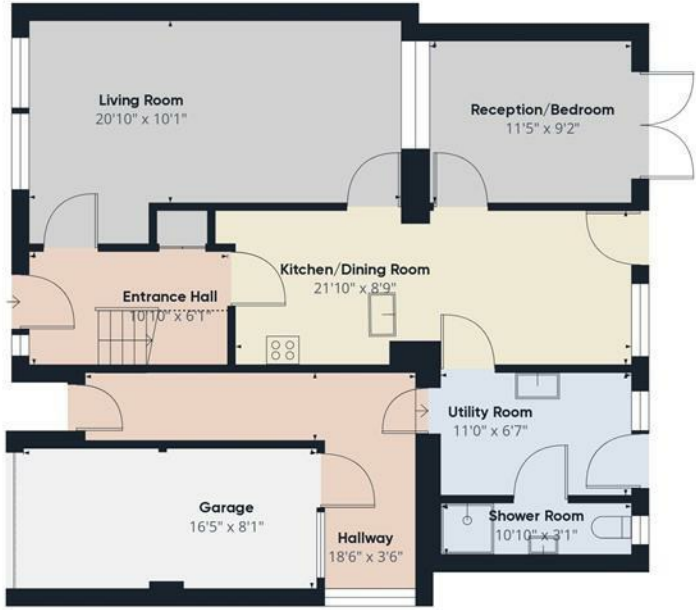




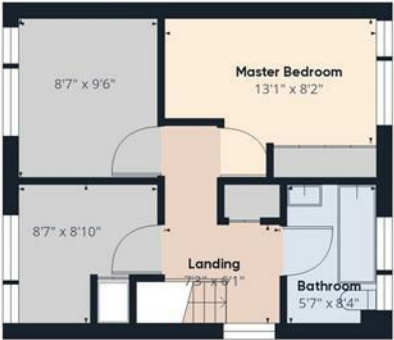


Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
201-250	A		
151-200	B		
101-150	C		
51-100	D		
1-50	E		
1-50	F		
1-50	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾

1323.42 ft²

Reduced headroom

17.65 ft²

(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



Email: res.calne@atwellmartin.co.uk

Tel: 01249 813813

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.