

OVER
30
YEARS OF
MOVING
PEOPLE

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MARTIN
ESTATE AGENTS



Falcon Road, Calne SN11 8PL

Offers over £275,000

**** NO ONWARD CHAIN**** Falcon Road is a well situated three bedroom link detached house within a quiet cul-de-sac location. Offering 1,055 sqft of living space creating plenty of room for all. The property boasts a utility room as well as a south facing rear garden and is a great opportunity for you to put your own stamp on a property. Call sole selling agent, Atwell Martin on 01249 813813 to arrange a viewing.

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 World 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 porch with doorway leading into a light and spacious living/dining room, allowing access upstairs as well as doorway to the kitchen. The kitchen boasts a pleasant outlook to the rear garden with a doorway giving access to utility room. Utility room houses the combi boiler, w.c and doorways leading into garage and out into the rear garden.

Moving upstairs you are welcomed by three good sized bedrooms, with the master benefitting from built in wardrobes. Modern four piece family suite bathroom.

Outside

Driveway parking & garage to front of property. Enclosed south facing rear garden which has been fully landscaped to provide variety to the garden, mainly shingled, with a raised laid to lawn platform and dining set area which is provided via decking and pergola.

Agents Notes

Council Tax Band: D







Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Poor energy efficiency - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		
Not energy efficient - higher running costs		69	63

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
Environmentally friendly - lower CO ₂ emissions	B		
Decent environmental friendliness - lower CO ₂ emissions	C		
Below average environmental friendliness - higher CO ₂ emissions	D		
Poor environmental friendliness - higher CO ₂ emissions	E		
Very poor environmental friendliness - higher CO ₂ emissions	F		
Extremely poor environmental friendliness - higher CO ₂ emissions	G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area⁽¹⁾

1043.65 ft²

Reduced headroom

150.16 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



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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.