



London Road, Calne

Guide price £165,000

Welcome to this charming property located on London Road in the town of Calne. This delightful house boasts a cosy reception rooms, perfect for relaxing or entertaining guests. With two lovely bedrooms, there is ample space for a small family or guests to stay over comfortably. The property features a recently refurbished interior, giving it a fresh and modern feel. The re-kitchen adds a touch of elegance to the home. Situated in a convenient location, this house offers easy access to local amenities, schools, and transport links, making it an ideal choice for those looking for a well-connected home.

What's more, this property comes with no onward chain, providing a smooth and hassle-free buying process for those eager to make this house their new home. Don't miss out on the opportunity to own this lovely abode in Calne.

### 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

With approximate measurements the accommodation is arranged as follows:

**Living Room 4.50m max x 3.43m  
excluding door recess (14'9" max x 11'3"  
excluding door recess)**

Upvc double glazed window to front, open fireplace with stone surround, wooden flooring, radiator, gas meter, fuse board, telephone point and door leading into dining area.

**Dining Area 3.20m max x 2.59m (10'6  
max x 8'6)**

Double glazed window to rear, radiator, feature fire place, cupboard housing combi boiler, door to staircase leading to first floor and door leading into rear entrance porch.

**Kitchen Area 2.03m x 1.85m (6'8 x 6'1)**

Access from dining area, a range of wall and base units, one bowl single drainer sink unit, tiled splashbacks, plumbing for washing machine, electric oven & Hob, storage cupboard.

### Rear Entrance Porch

Door from dining area, window to rear, door

giving access to bathroom and door leading out on courtyard area.

**Bathroom 2.26m max x 1.60m max (7'5  
max x 5'3 max)**

Door from rear entrance porch, window to side, bath with shower over, wash hand basin, low level w.c, heated towel rail, storage cupboard and vynal flooring.

### First Flooring Landing

Access to first and second bedrooms.

**Bedroom Two 5.05m max x 2.57m max  
(16'7 max x 8'5 max)**

Window to rear and radiator.

**Bedroom One 4.45m max x 3.81m (14'7  
max x 12'6)**

Upvc Double glazed window to front, feature fire place, radiator and loft access.

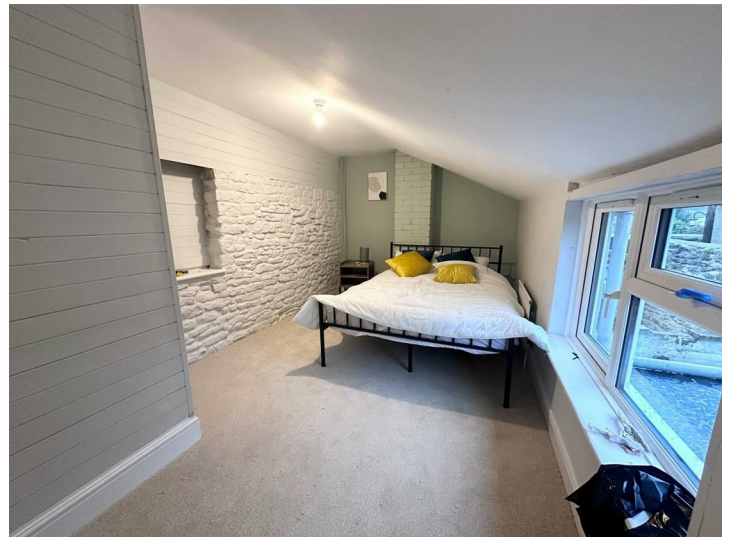
### Externally

### Courtyard

Enclosed courtyard garden.

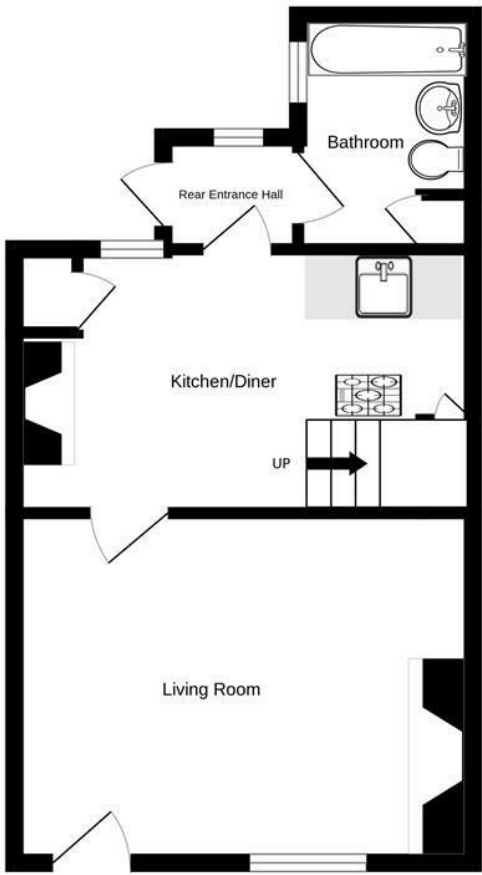
### Agents Notes

Council Tax Band A

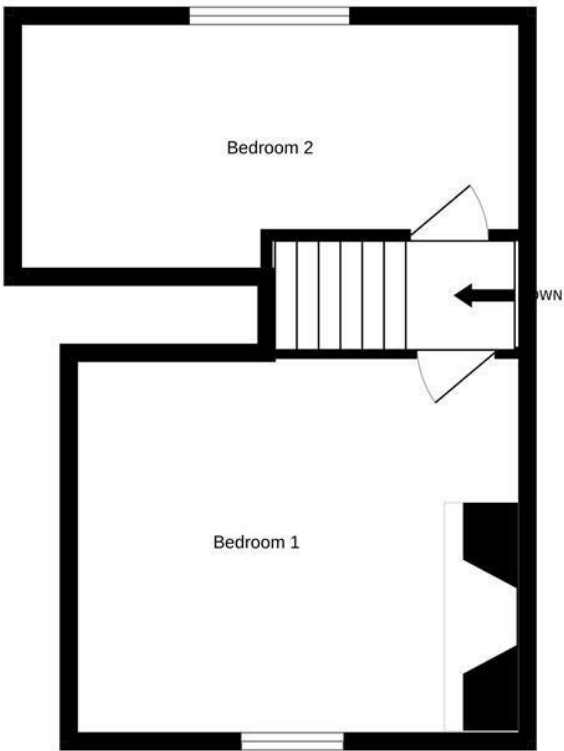




GROUND FLOOR



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		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) 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