



Woodhill Avenue, Calne

Guide price £270,000



Tucked away on Woodhill Avenue in Calne, this semi-detached house presents an excellent opportunity for those seeking a family home with potential. Boasting three bedrooms, this property is ideal for families or individuals looking for extra space. The current owners have been slowly renovating the property, but are now looking to pass this onto new owners to put their own stamp on this house and make it into home.

### Location

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

### Accommodation

Ground floor comprising of, entrance hallway allowing access upstairs as well as into the living room and kitchen / diner. The living room is located at the rear of the property and benefits from two windows overlooking the rear garden. The kitchen has been modernised to a neutral tone and houses a variety of wall and base units,

built in single oven, gas hob and extractor. Space for freestanding firdge/freezer, dishwasher and washing machine. Rear door into the extension which is home to the wc and two storage areas.

The first floor holds three bedrooms, two of which are double rooms with built in wardrobe space. The third is a single room, but does also have a built in wardrobe. Family bathroom with shower over bath.

### Externally

Driveway parking for approx 2-3 vehicles to front. A large, mainly laid to lawn rear garden with a small patio area.









Ground Floor



Floor 1



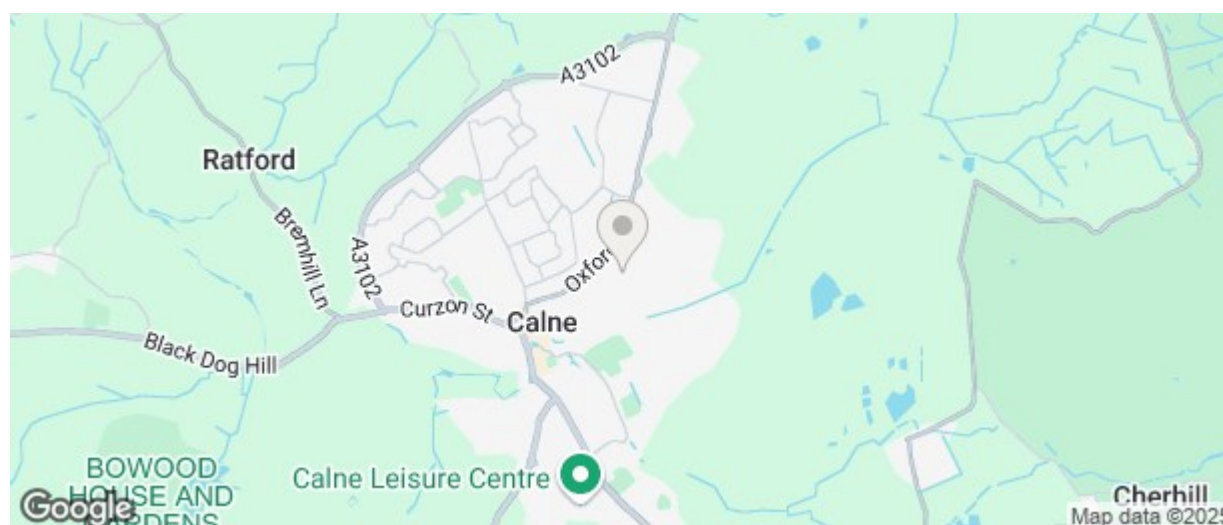
**Approximate total area<sup>®</sup>**  
1000.72 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 83        |
| (81-91) B   |         |           |
| (69-80) C   | 67      |           |
| (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 |         |           |
| (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