



Jasmine Close, Calne

Guide price £175,000

Located on the popular south side of Calne within Jasmine Close is this delightful end-of-terrace house which presents an excellent opportunity for first-time buyers or an investment opportunity, built in 1998, the property is offered with no onward chain. With its appealing location and practical layout, this terraced house is not only a wonderful first home but also a promising investment opportunity. Contact sole selling agent Atwell Martin 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 Accomadation

Ground Floor: Upon entry you step into the entirety of the ground floor, currently set up as an open plan kitchen/dining/living area. The kitchen area is fitted with a variety of wall and base units with allocated space for oven, washing machine and under counter fridge. Under stairs storage cupboard houses the fuse box. At the rear the living area has patio doors

leading into the enclosed rear garden. Stairs to the first floor.

To the first floor which houses the double bedroom and bathroom with shower over bath. There is a small landing with an additional storage cupboard.

The Grounds

Allocated parking space for one vehicle to the front of the property.

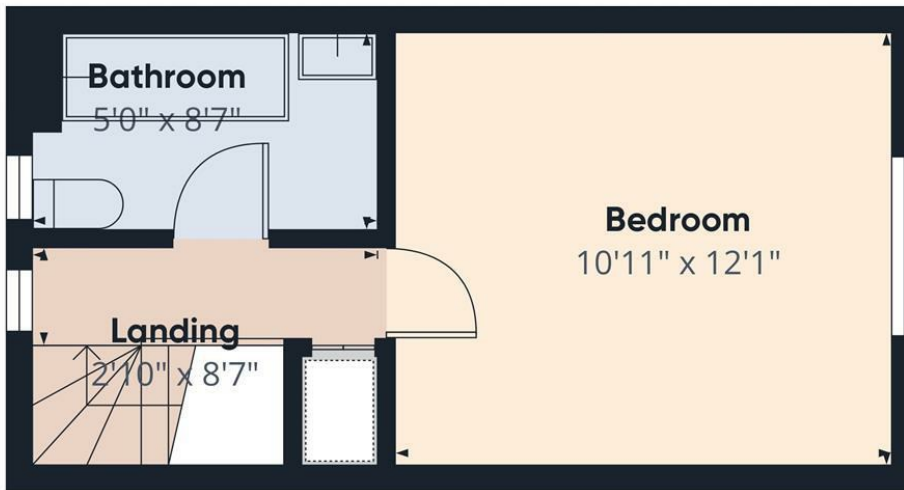
To the rear is an enclosed garden which is mainly laid to lawn, but does have the addition of a garden shed which has power and lighting. Gated side access for ease.







Ground Floor



Floor 1



Approximate total area[®]
429.37 ft²

Reduced headroom
12.93 ft²

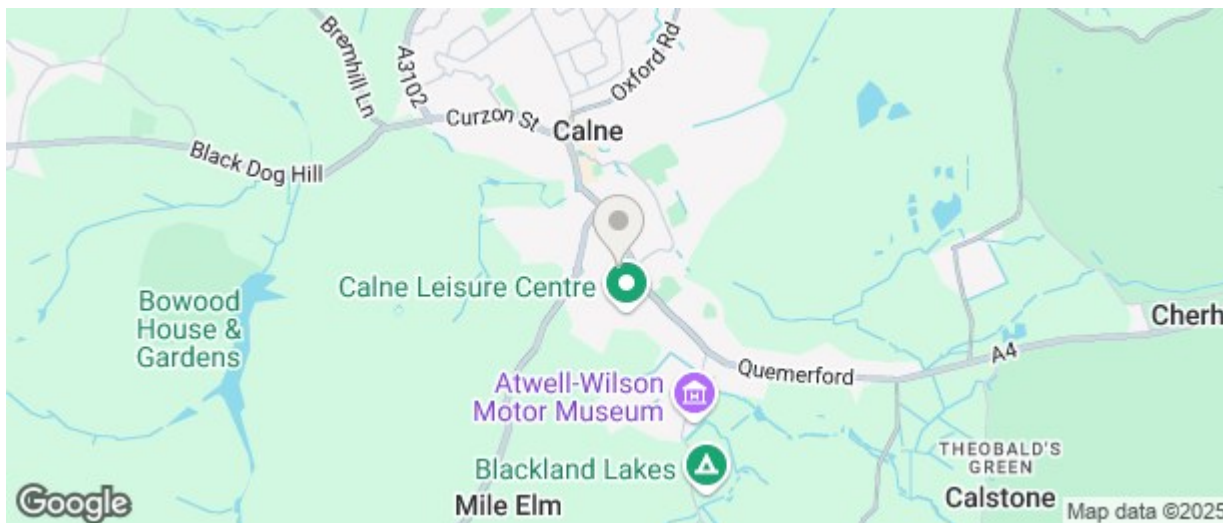
(1) Excluding balconies and terraces

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 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		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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