



Fairway, Calne
Calne

Guide Price
£325,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

This well-presented two-bedroom south facing semi-detached bungalow is set on a generous corner plot and is offered for sale with no onward chain. The property features a re-fitted kitchen, utility room, shower room, a spacious living/dining room, and two double bedrooms, offering bright and flexible living accommodation throughout.

An outstanding feature of this home is its A-rated energy efficiency and the inclusion of solar panels, which generate an annual income of approximately £1,000, providing both eco-friendly living and financial benefit.

Externally, the bungalow boasts a good size garage, driveway parking, and wrap around gardens to the front and sides, including two patio areas, mature shrubs and hedge borders ideal for outdoor enjoyment and offering potential for further development (subject to planning permission).

Situation -

Fairway is situated on the desirable south side of the town with gorgeous countryside views. There are many countryside walks and cycle routes on the doorstep and it's conveniently located on a bus route into Calne, Avebury and Marlborough.

Property Information -

Utilities/Services - Mains Electric, Water & Drainage, Fibre Broadband, Gas Central Heating & Combi Boiler

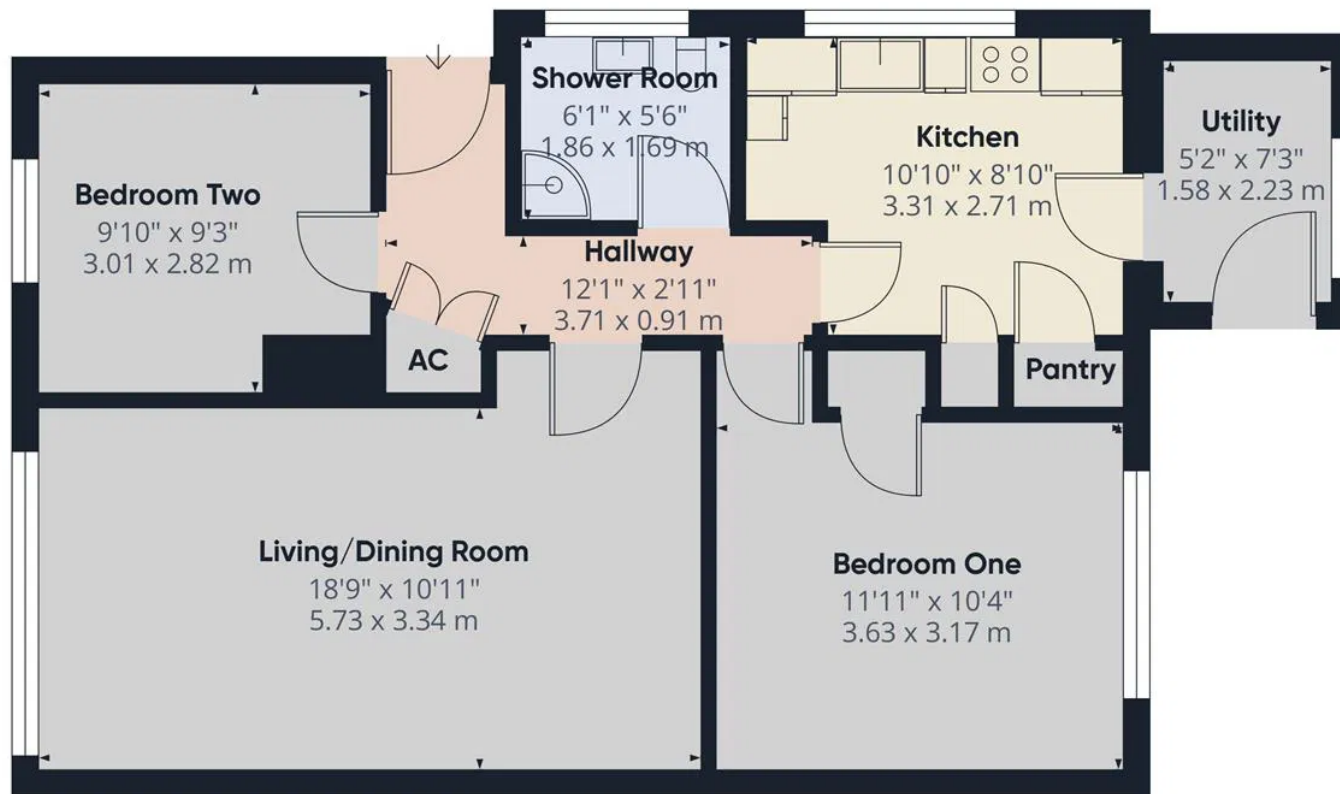
Council Tax - Band C

Tenure - Freehold

Solar Panels are owned outright by the current vendors and produce an income of approx £1000 PA.







Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

821 ft²

76.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Calne Sales

13 High Street, Calne Wiltshire, SN11 0BS

01249 813813

res.calne@atwellmartin.co.uk

<https://calne.atwellmartin.co.uk/>