



Duncan Street, Calne, SN11 9BU

Calne

Guide Price
£215,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Atwell Martin are pleased to market this well positioned two bedroom home for sale on Duncan Street. Perfect for first time buyers!

This property offers a great amount of space with the ground floor comprising of; entrance hall, living room with large window to front and staircase to the first floor. The kitchen / diner is located at the rear of the property offering a variety of wall and base units as well as a breakfast bar for dining. Integrated appliances include fridge freezer, dishwasher, double oven, gas hob and extractor.

The first floor is home to two bedrooms, the main bedroom is located at the rear and is a good size double. The second bedroom at the front of the property is a single room, but has the additional benefit of a large walk in wardrobe and a built in cupboard offering plenty of storage space. The family bathroom has recently been upgraded to include wc, basin and jacuzzi style bath.

Externally, the home enjoys a pleasant outlook to the front, while to the rear there is an enclosed garden, designed to be low maintenance through a mixture of shingle and patio. The property also benefits from a single garage.

This home really is a blank canvas which could be perfect for first time buyers looking to put their own stamp on a property.

Situation -

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.

Viewings - Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

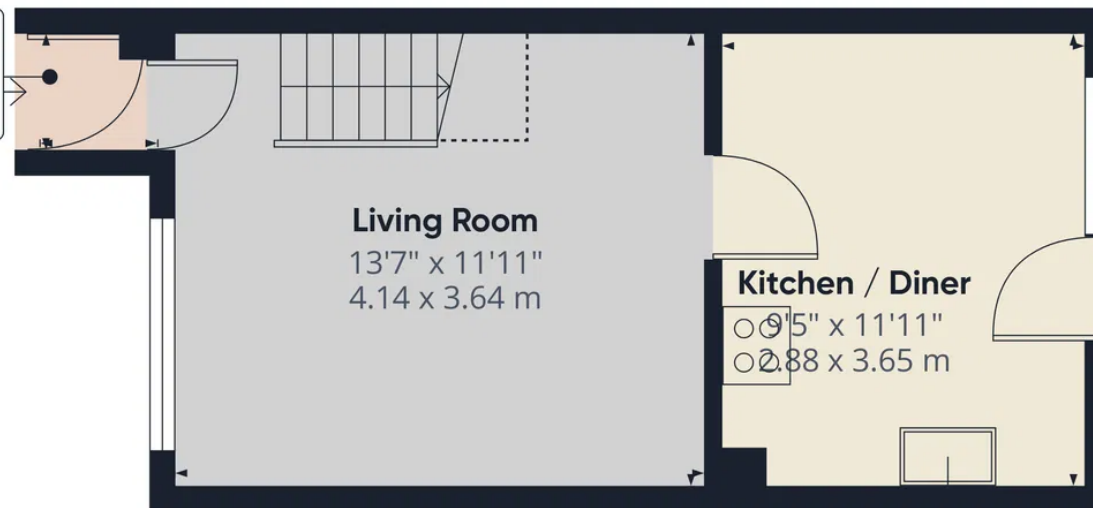
Wiltshire Council Tax - Band B

Tenure - Freehold



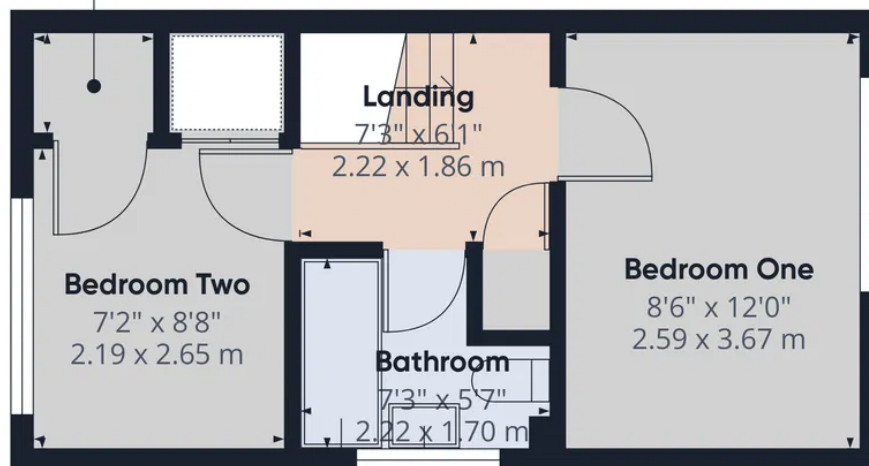


Entrance Hall
2'5" x 3'2"
0.74 x 0.98 m



Ground Floor

3'8" x 3'2"
1.14 x 0.97 m



First Floor



Approximate total area⁽¹⁾

530 ft²
49.4 m²

Reduced headroom

16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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/>