



7 Ebor Gardens, Calne
Calne

£405,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Accommodation -

Ground Floor - Large entrance hall with staircase to first floor, wc under staircase and entrance doors into either kitchen or living room. The living room benefits from a bay window to front as well as having a feature fireplace. Bifold doors provide access into the dining room allowing this space to be open plan. The dining room provides access into the adjacent conservatory or kitchen. The conservatory is of good size and is heated via the gas central heating system. French doors into the enclosed rear garden. The kitchen provides a variety of wall and base units with integrated double oven, gas hob, dishwasher. Allocated space for a washing machine and freestanding fridge / freezer.

First Floor - Four good sized bedrooms two of which are doubles, two are singles, with the primary bedroom benefitting from an ensuite shower room. Separate family bathroom with shower over bath. We are informed the loft is mainly boarded.

Externally - The rear garden has been landscaped to provide a nice patio area on block paving, before stepping up on the raised lawn which has a small border for planting. The garden extends behind the garage slightly through further block paving. The garage has been partially converted and is currently used as a bedroom mainly with the heating provided by an electric wall heater. There is additional storage at the front of the garage. Driveway parking for approx three vehicles in tandem with additional space for one in front of the property on block paving.

Property Information -

Utilities/Services - Mains Electric, Water & Drainage

Wiltshire Council Tax - Band E

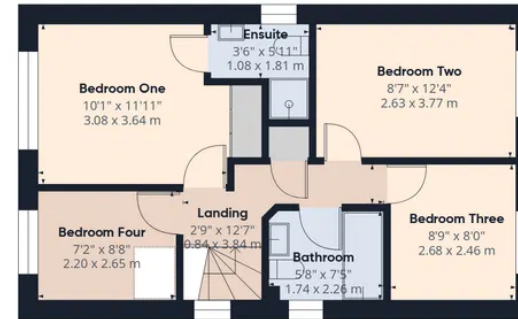
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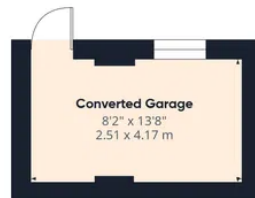




Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1199 ft²
111.5 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

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