



Alma Terrace, CALNE SN11 0HN

welcome to

Alma Terrace, CALNE

A four bedroom family home with stunning character features throughout the home including original beams, flooring and cellar!

Auctioneer's Comments

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Entrance Hall

When you walk into the entrance hall through the front door the original tiled flooring introduces you to the stunning character in this home. There is a large radiator and stairs to the first floor with wooden banister.

Living Room

22' 11" max x 12' 9" max (6.99m max x 3.89m max)

The living room is a huge room which feels even larger with windows to the front and side of the room. With two radiators in the room it remains cosy and even has hard wood flooring. There is also a tv and telephone point.

Kitchen

19' 9" x 15' 10" (6.02m x 4.83m)

The spacious kitchen has tiled flooring and a unique feature well with re-enforced glass over. Both wall and base units are fitted including an electric oven with gas hob and ceramic one and a half bowl sink with a window above. To the centre there is a wooden island with cupboards and baskets in. There is also space for a fridge/freezer and plumbing for a washing machine and dishwasher. (dishwasher included in sale). Within the dining area there is a radiator, double glazed window and door leading to the rear of the property, including the garden. For dining there is plenty of space for a tables and chair set. There is also a storage cupboard which includes the one year old boiler.

Ground Floor Shower Room

The ground floor shower room comprises of a wc, wash hand basin with splashback tiles, shower cubicle and chrome towel rail. Underfloor heating is installed. There is an obscured window and door which leads to the basement.

Basement

The basement has lighting and plenty of space for storage and an added reception space.

Bedroom One

18' 11" x 14' 4" max (5.77m x 4.37m max)

The master bedroom is situated on the second floor and is of a great size, with original beams and eaves storage. Dual aspect windows are to both sides of the room with a skylight and there is also a radiator.

Bedroom Two

12' 7" x 10' 11" max (3.84m x 3.33m max)

The vibrant second bedroom has original wood flooring with a radiator and double glazed front and side windows.

Bedroom Three

10' 10" max x 10' 9" max (3.30m max x 3.28m max)

The third bedroom has plenty of space for a double bed with a radiator and two double glazed windows also in the room as well as original wood flooring.

Bedroom Four

8' 8" x 7' 10" max (2.64m x 2.39m max)

The fourth bedroom is beautifully decorated with a nearly new carpet and has a double glazed window to the rear as well as a radiator.

Bathroom

The bathroom has gorgeous period floor tiles with underfloor heating and partial wall tiling. A wc, wash hand basin with vanity unit and bath accompanied by the overhead shower. A shaver point is available and there is a radiator. Double glazed obscured window is to the side.

Garden

The gorgeous garden wraps around the whole of the home with plenty of space and includes cooking apple, cherry and greengage trees.

Garage

The large garage sits to the end of the driveway besides the home and is an extremely useful space.

Parking

There is parking for multiple cars on the driveway.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to
Alma Terrace,
CALNE

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedrooms
- Detached

Tenure: Freehold EPC Rating: D

guide price

£400,000



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Property Ref:
CLN107232 - 0007

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