



Newbury Avenue, Calne SN11 9UN



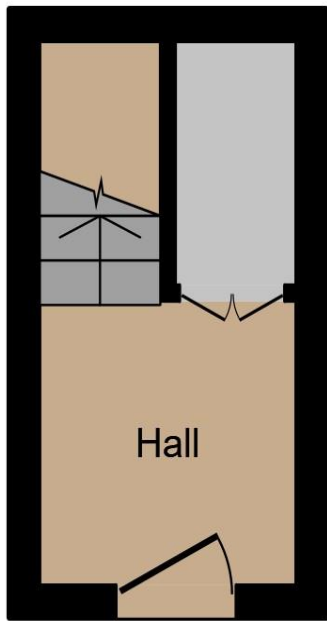
welcome to

Newbury Avenue, Calne

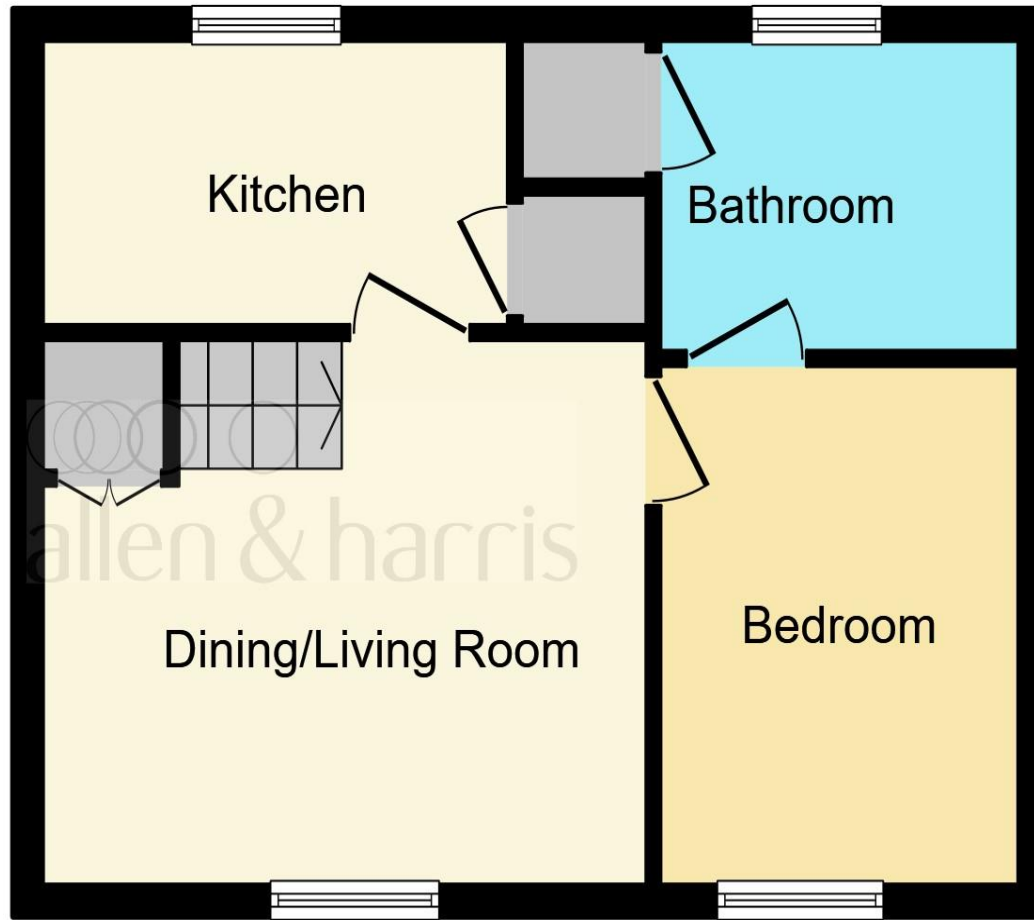
IDEAL FIRST BUY OR INVESTMENT. A one bedroom freehold maisonette located on a cobbled street in the popular Lansdowne Park residential area. The property would make an ideal first time purchase, investment or pied-a-terre. Upon entry to the home an entrance hall with storage cupboard allows for storage or possible study area. Stairs rise to the first floor where there is an open plan living dining room, kitchen, bedroom and a bathroom.

Calne is a historic market town set in the beautiful county of Wiltshire, with many different attractions Calne has a lot to offer. The town is highly desired and is the perfect escape to the country location, yet still contains all the local amenities needed! With each side of Calne having its own benefits, there is always the right home for you wherever you need it. There are quick links with access to popular commuter routes to the A4 and M4 Corridor aiding smooth travels around the country and further afield. As well as this, the direct train to London Paddington is in nearby Chippenham which can be accessed on the regular bus routes to both Swindon and Chippenham. With the local schools obtaining 'Outstanding' Ofsted results, family life is perfect for Calne as well as the activities to get involved in. This unique town is beginning to grow and develop with amenities such as a large Tesco, independent restaurants and shops. Sporting activities are easily accessible with the gyms, swimming pools and local sports teams.





Ground Floor



First Floor

Entrance Hall

Part glazed front door with an under stairs cupboard and a window to side aspect.

Lounge

12' 9" max x 11' 1" max (3.89m max x 3.38m max)
Loft access, radiator, window to front aspect, coving.

Kitchen

5' 6" max x 10' 1" max (1.68m max x 3.07m max)
Window to rear aspect, radiator, combi boiler, gas hob, plumbing for washing machine, built in cupboard with freezer inside.

Bedroom One

10' 7" max x 7' 7" max (3.23m max x 2.31m max)
Window to front aspect, radiator.

Bathroom

Three piece bathroom suite with a shower over the bath, built in cupboard, window to rear aspect.

Parking

Two allocated spaces.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

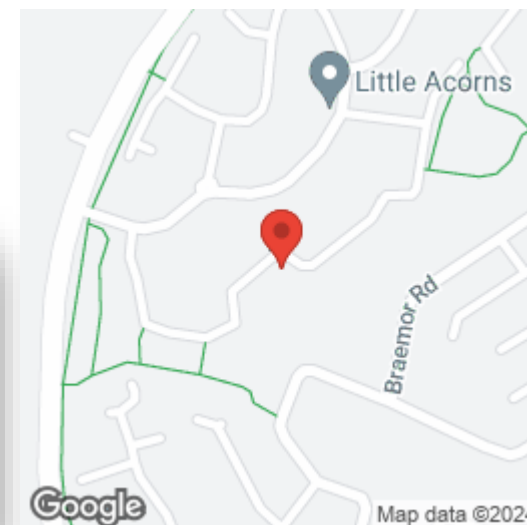
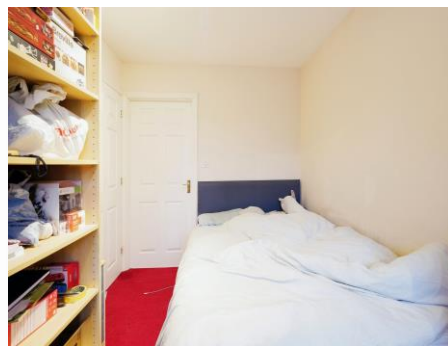
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Newbury Avenue, Calne

- Calling investors or first time buyers
- Allocated parking
- Freehold
- Good location
- Coach House

Tenure: Freehold EPC Rating: C

£145,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN108503



Property Ref:
CLN108503 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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