



**Ogilvie Square, Calne SN11 8NS**



**welcome to**

**Ogilvie Square, Calne**

Well-presented 3-bed terraced home in a sought-after Calne location. Features a bright lounge, modern kitchen/diner, family bathroom, and private rear garden. Close to schools, shops, and countryside walks. Ideal for families, first-time buyers, or investors.



**Entrance Porch**

Window and door to the front of the property, cupboard.

**Entrance Hall**

Stairs to the first floor, radiator, cupboard.

**Kitchen/Diner**

16' 8" max x 10' max ( 5.08m max x 3.05m max )

Window to the front aspect, wall and base units with rolled edge work surfaces over and tiled splashbacks. Electric oven and integrated microwave, gas hob. Stainless steel sink and drainer with 1 1/2 bowl. Integrated fridge freezer and plumbing for a washing machine. Tiled floor, radiator.

**Lounge**

13' 7" max x 13' 4" max ( 4.14m max x 4.06m max )

Patio doors to the conservatory, cupboard, laminate flooring, radiator.

**Conservatory**

12' 5" x 10' 6" ( 3.78m x 3.20m )

Windows to the rear and side, overlooking the garden. Door to the side, laminate flooring, and a radiator.

**Landing**

Housed central heating boiler, radiator, loft access, smoke alarm.

**Bedroom One**

13' 8" max x 10' 1" max ( 4.17m max x 3.07m max )

Window to the rear aspect, double wardrobe, radiator.

**Bedroom Two**

13' 9" max x 10' 1" max ( 4.19m max x 3.07m max )

Window to the front aspect, single wardrobe, radiator.

**Bedroom Three**

10' 7" max x 6' 6" max ( 3.23m max x 1.98m max )

Window to the rear aspect, radiator.

**Bathroom**

Refitted bathroom suite, two obscured windows to the front aspect, bath with mixer taps, shower cubicle, WC and wash hand basin, part tiled, heated towel rail, vinyl floor.

**Front Garden**

Gated front access, enclosed by a wall, mature flowers and shrubs.

**Rear Garden**

Gated rear access, path to the rear, laid to lawn with mature flowers and shrub border.



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## Ogilvie Square, Calne

- Three Bed Terraced Family Home
- Popular Residential Area
- Private Rear Garden
- Great Transport Links to Chippenham, Swindon & Bath
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CLN109253 - 0013

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