



New Road, Calne SN11 0JQ

welcome to

New Road, Calne

A character-filled, early Victorian terraced cottage, featuring lobby, two good size reception rooms with working fireplaces, three bedrooms, bathroom, and well insulated loft. At the rear is a delightful, two-tiered walled garden with shrub borders, pond, patio, tiled roof shed, and wood store.



Auctioneer's Comments

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Entrance Hall

This delightful cottage is entered through the front door, over which has a carved stone plaque displaying 1869. The entrance lobby with natural slate floor, has plenty of space for coats and boots. The inner lobby door, then opens to a spacious, open-plan style downstairs.

Lounge

12' 3" max x 21' 2" max (3.73m max x 6.45m max)
Spacious, multi-purpose front reception room features a modern, but traditional looking, brushed cast iron gas stove, a front facing window and radiator. Useful alcoves are either side of the

fireplace; one of which, houses the TV aerial port and central heating pump.

Dining Room

10' 4" max x 15' 6" max (3.15m max x 4.72m max)
Another good sized reception room is accessed through an attractive arch. This boasts a multi fuel cast iron stove and 2 large storage cupboards behind louvre- fronted doors. This room could serve as a separate family dining area, or as a cosy sitting room, in which to enjoy a real fire during the winter. Stairs lead to the upper floor.

Kitchen

10' 9" max x 6' 6" max (3.28m max x 1.98m max)
Through an archway, is the kitchen with a terracotta tiled floor and characterful Mediterranean style design. There is ample functionality; accommodating several cupboards, double electric oven, gas hob, a fridge freezer, plumbing for a washing machine and radiator. There is room for a slim dishwasher. A wide window to the side aspect and a door to the garden.

Landing

Upstairs is a spacious landing with an exposed beam and access to a part boarded, well insulated loft, in which the gas boiler is accommodated.

Bedroom One

9' 8" max x 12' 3" max (2.95m max x 3.73m max)
The main bedroom accommodates a king size bed, chest of drawers and bedside cupboards. It also includes double, integrated louvre-fronted wardrobes and deep cupboards, either side of a non-functional fireplace. The hot water tank, central heating / hot water controls are located in one.

Bedroom Two

6' 8" max x 9' 3" max (2.03m max x 2.82m max)
The second front bedroom has a window and radiator. It can accommodate a single bed, chest of drawers and wardrobe.

Bedroom Three

10' 4" max x 7' 1" max (3.15m max x 2.16m max)

The third, rear aspect bedroom, hosts a large louvre-fronted fitted wardrobe and cupboard, window and radiator. There is room for a single bed, drawers chest and chair.

Bathroom

The rear aspect, family bathroom has a white WC, hand basin and bath with traditional style shower head. It has a rustic Mediterranean design with Travertine marble finish and tiled floor.

Loft Space

Insulated and boarded, boiler access.

Rear Garden

Outside, is a low maintenance, fully enclosed, two tiered cottage garden. A beautiful drystone wall runs along its length. There are shrub borders around a central paved patio. Various mature flowering shrubs are growing, including a fruiting grapevine. There is a small fish pond. The patio area has room for plenty of plant pots, a seat, small table and chairs. A useful shed with tiled roof and wood store, are situated in the lower garden.

Agents Notes

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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New Road, Calne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Cottage
- Dining Room with Wood Burner

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

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CLN109606 - 0008

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