



New Road, Calne SN11 0JQ

welcome to 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

£170,000

Nestled in the sought after heritage quarter of Calne, this surprisingly spacious, delightful three-bedroom cottage offers a perfect blend of traditional charm and practical living space. The lounge features a brushed iron gas fireplace, front facing window and radiator. A separate dining room boasts a rear window, rustic wood burner, integrated storage cupboard and a radiator, perfect for family meals or entertaining guests. To the rear, the kitchen provides ample functionality with a window to the side aspect and a door to the garden, electric oven, gas hob, plumbing for a washing machine and radiator. Upstairs, the landing showcases an exposed beam and access to a part boarded and insulated loft. The main bedroom includes two integrated wardrobes, a feature fireplace and access to the hot water tank. The second double bedroom enjoys a window to front aspect and radiator, while the third bedroom with rear aspect window includes a cupboard and radiator. The rustic family bathroom is fitted with a bath and shower head, WC, wash hand basin, radiator and window to rear. Outside, the low maintenance, walled, two tiered cottage garden features a patio, gravel, plants, a wood store and a shed. This property is perfect for those seeking character, charm with modern comforts. Deep window sills throughout, provide plenty of room for plants. This spacious property is perfect for those seeking character, and charm, but also close proximity to the town centre and countryside walks.

Auctioneer's Comments

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Property Ref:
CLN109606 - 0012

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