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Church Street, Calne SN11 0HZ

Guide price £340,000

A beautifully presented, surprisingly spacious three bedroom apartment situated in the Heritage quarter of the Wiltshire market town of Calne. The accommodation, which is arranged over two floors has many period features and comprises:- private entrance hall with stairs leading to first floor which offers a large living/dining room, study, kitchen, cloakroom and third bedroom, whilst the second floor offers two generous bedrooms and family bathroom.

Situation Calne

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters

The Accommodation

With approximate measurements, the accommodation comprises:

Entrance Hall

Part glazed front door, stairs leading to first floor.

First Floor Landing

Doors to living room, cloakroom, kitchen and bedroom three. Utility cupboard with plumbing for automatic washing machine, stairs to second floor.

Living/Dining Room 5.74m x 4.17m (18'10 x 13'8)

Two double glazed Mullion windows to front, feature fireplace, wooden floor, radiators. Door leading to study/family room.

Study/Family Room 4.17m x 2.59m (13'8 x 8'6)

Double glazed Mullion window to front, radiator.

Kitchen 3.28m x 3.02m (10'9 x 9'11)

Large double glazed window to rear, fitted kitchen offering a range of wall and base units with wooden worktops over, stainless steel sink with mixer taps. Built in electric double oven with gas hob and matching extractor, integrated fridge/freezer, dishwasher and drinks fridge.

Cloakroom 1.91m x 0.99m (6'3 x 3'3)

Fitted with a two piece suite comprising low level WC and wash hand basin.



Bedroom Three 4.24m x 2.69m (13'11 x 8'10)

Double glazed window to rear, feature fireplace, radiator.

Second Floor Landing

Doors to bedrooms and family bathroom, large built in storage cupboard.

Bedroom One 5.59m x 4.32m (18'4 x 14'2)

Two double glazed Mullion windows to front, feature fireplace, range of built in wardrobes.

Bedroom Two 4.19m x 2.72m (13'9 x 8'11)

Double glazed window to rear, feature fireplace.

Family Bathroom 3.10m x 3.05m (10'2 x 10')

Double glazed window to rear, fitted with a four piece suite comprising, free standing bath, double shower cubicle, pedestal wash hand basin and WC. Heated towel rail, built in cupboard housing central heating boiler.

Council Tax

Council tax Band B

Agents Note

The property is leasehold with a 999 year lease as from 01/08/2007

Service charge & ground rent currently £417.00 per annum



TOTAL FLOOR AREA : 1548 sq.ft. (143.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	47
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

