



Trinity Park, Calne

Guide price £294,000

A three bed detached house situated on the popular Trinity Park Estate of the South side of Calne. The property benefits from good access to both junior and secondary schools, and within walking distance of the town centre, The accommodation includes entrance hall, kitchen, living/dining room to the ground floor. To the first floor there are three bedrooms and a family bathroom. A full enclosed rear garden to the the rear, integral single garage and driveway parking. The property is being sold with NO ONWARD CHAIN.

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 and arranged as follows:

Entrance Hall

Front door leading into entrance hall with doors to kitchen and lounge/dining room.

Kitchen 3.85 x 1.64 (12'7" x 5'4")

Upvc double glazed window to the front and door to the side. Fitted kitchen offering a range of wall and base units, inset to rolled edge work surfaces stainless steel sink/drain. Space and plumbing for automatic washing machine, cooker and fridge/freezer, wall mounted central heating boiler, radiator, tiled flooring.

Living/Dining Room 5.31 x 3.62 (17'5" x 11'10")

Upvc double glazed window and sliding patio door to rear garden, radiator, stairs to first floor landing.

First Floor Landing

Doors to bedrooms and family bathroom, airing cupboard, access to roof space, radiator.

Bedroom One 3.88 x 2.41 (12'8" x 7'10")

Upvc double glazed window to rear, radiator.

Bedroom Two 3.46 x 2.32 (11'4" x 7'7")

Upvc double glazed window to front, radiator.

Bedroom Three 2.63 x 2.64 (8'7" x 8'7")

Upvc double glazed window to rear, radiator.

Family Bathroom 2.34 x 1.65 (7'8" x 5'4")

Upvc double glazed window to front, three piece suite comprising low level WC, wash hand basin and bath, radiator.

Externally

Rear Garden

A pleasant fully enclosed rear garden laid mainly to lawn with mature planting, gated access to the front.

Garage

Single garage with up and over door, driveway parking.

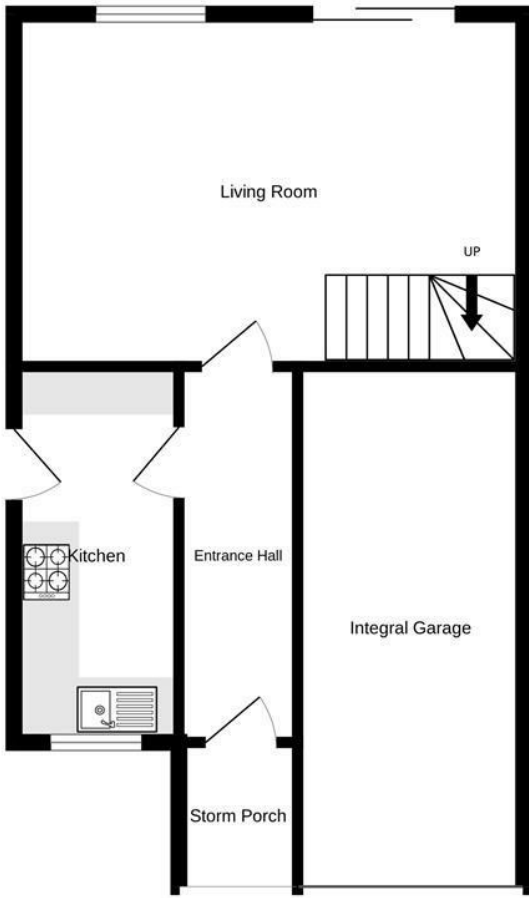
AGENTS NOTE

Council Tax Band C

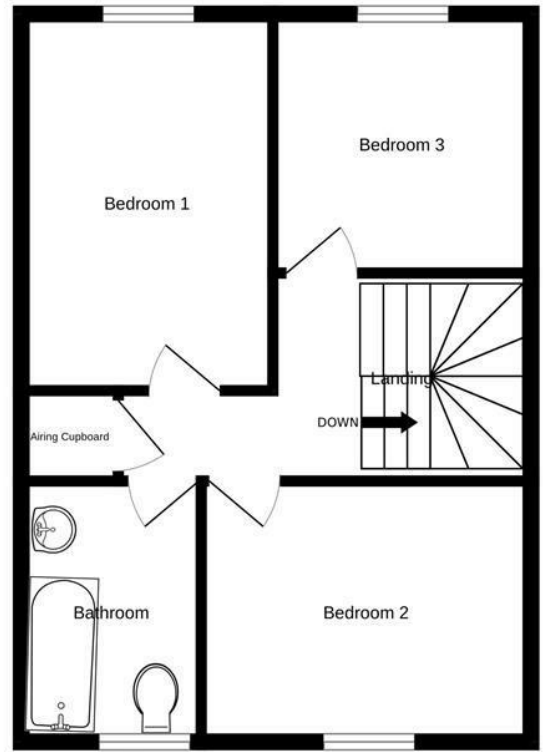




GROUND FLOOR



1ST FLOOR



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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	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	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing