



Highgrove Close, Calne

Guide price £220,000



A well presented two bedroom terrace property with an enclosed rear garden and allocated parking. Located near to schools & local amenities the property offers:- entrance porch, living/dining room and kitchen to the ground floor. Two bedrooms and bathroom to the first floor. The property has the added bonus of the boiler having been replaced in 2019 and has 7 years parts & labour warranty from that date. **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 WORLD 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 is arranged as follows:

#### **Entrance Porch**

UPVC door to front, lighting, coat rail and door leading into Living/dining room.

#### **Living/dining room 4.7 including bay x 4 (15'5" including bay x 13'1")**

Bay UPVC double glazed window to the front aspect, fuse box, television point, laminate flooring, radiator, door leading into kitchen and stairs leading to the first floor.

#### **Kitchen 4 x 2.7 (13'1" x 8'10")**

A fitted kitchen comprising a range of wall and base unit, rolled edge work surfaces, tiled splashbacks, one bowl stainless steel single drainer sink unit, plumbing for washing machine, space for fridge/freezer & electric cooker, wall mounted boiler, radiator, door from living dining room, UPVC double glazed window to the rear aspect and a part single glazed, part wooden door giving access to the rear garden.

#### **First Floor Landing**

Stairs from ground floor, doors giving access to bathroom & bedrooms, loft access which is part boarded and ladder.

#### **Bedroom One 4 x 2.7 excluding bay (13'1" x 8'10" excluding bay)**

Bay UPVC double glazed window to the front aspect, wooden flooring, smoke alarm, radiator and storage cupboard.

#### **Bedroom Two 2.7 x 2.4 max (8'10" x 7'10" max)**

UPVC double glazed window to the rear aspect, a range of wall and base units making a desk area, wooden flooring and radiator.

#### **Bathroom 1.9 x 1.8 (6'2" x 5'10")**

A modern bathroom suite comprising from a bath with mixer tap and shower over, part tiled, vanity wash hand basin, low level w.c, heated towel rail radiator, shaver light, vinyl flooring and Obscure double glazed window to the rear aspect.

#### **Externally**

#### **Front Garden**

Low Maintenance front garden comprising of slabbed footpath leading to front door and gravel area.

#### **Rear Garden**

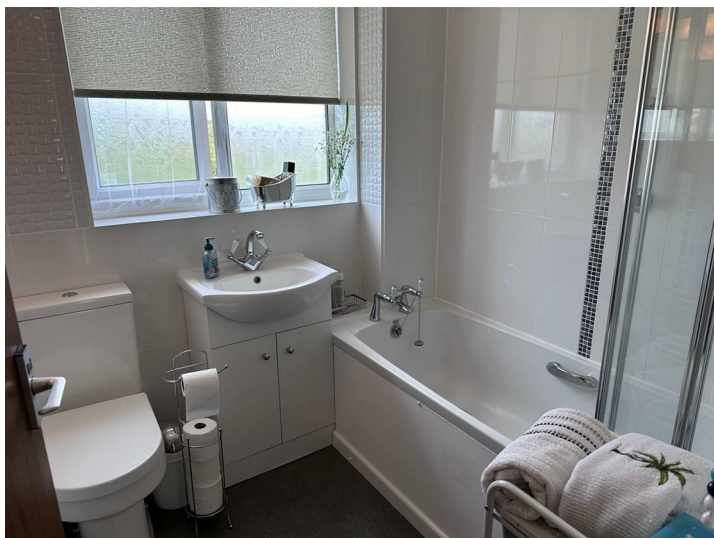
Enclosed rear garden comprising of patio area, a range of flower beds & ornamental planting, lawn area, footpath with gated access leading to parking space.

#### **Parking**

Allocated Parking space for one vehicle.

#### **Agents Notes**

Council Tax Band: B

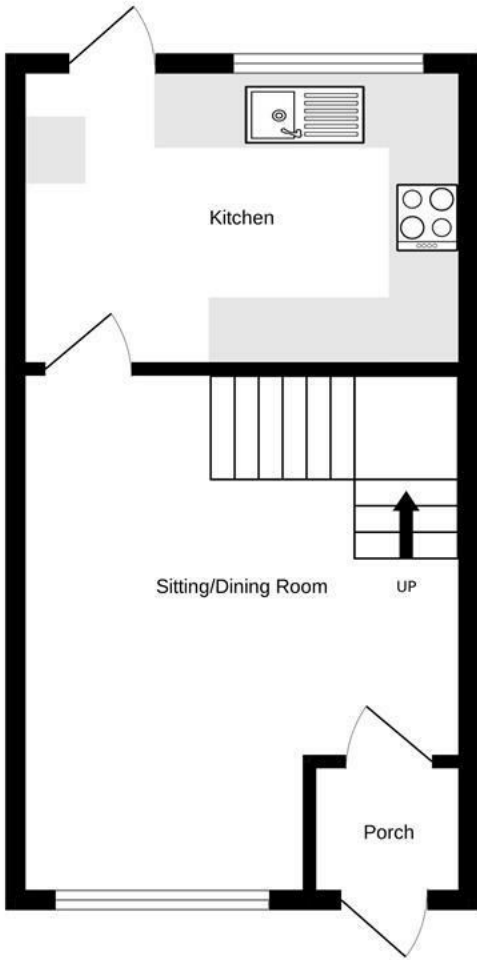




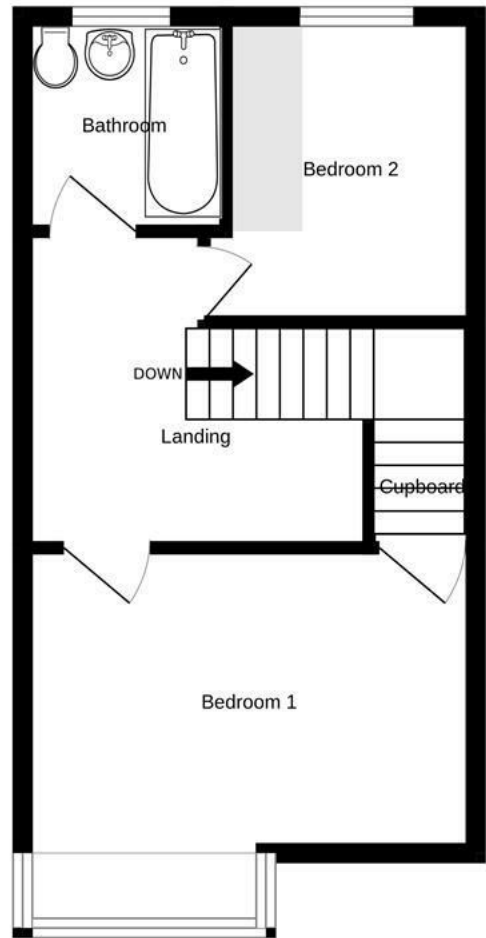




GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.

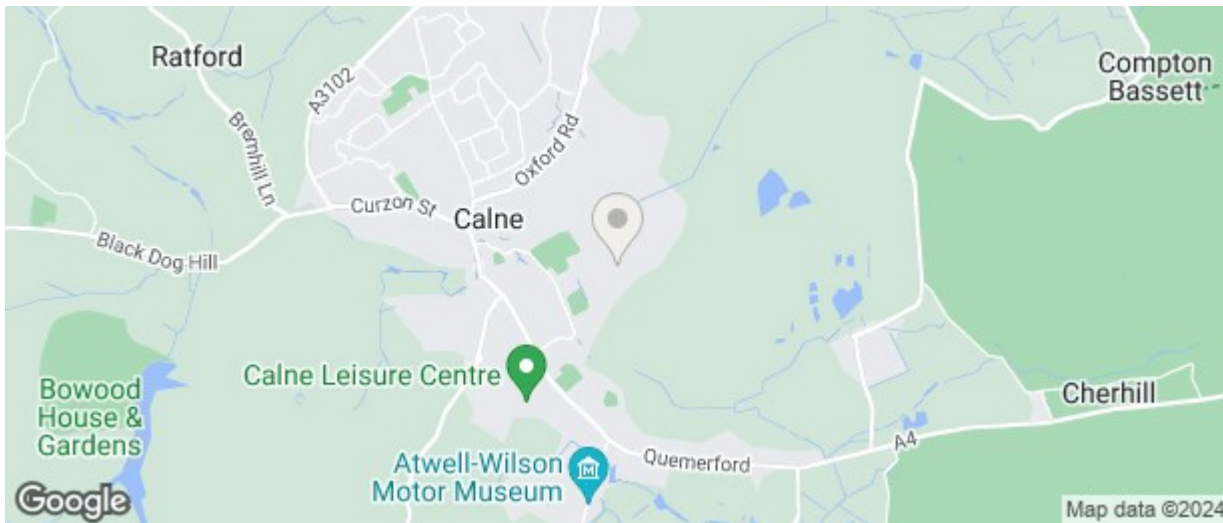


1ST FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 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 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			89
(81-91) B			
(69-80) C		71	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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