



Edreds Court, Calne

Offers in excess of £342,500

A light and spacious three bed semi detached house situated on a small development in the heart of Calne's Heritage Quarter. In close proximity to the town centre and all of it's amenities. The accommodation comprises entrance hall, cloakroom, living room, dining room and kitchen to the ground floor. To the first floor there are three bedrooms with an ensuite to bedroom one and a family bathroom. The property also benefits from two parking spaces to the front and a fully enclosed rear garden.

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 is arranged as follows:

Entrance Hall

With doors to living room, dining room, kitchen and cloakroom, radiator, stairs to first floor landing.

Cloakroom 1.98m x 0.86m (6'6 x 2'10)

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

Living Room 5.41m x 4.22m (17'9 x 13'10)

Upvc double glazed window to front, stone fireplace with gas coal effect fire, radiator, double doors to dining room.

Dining Room 3.23m x 3.00m (10'7 x 9'10)

Upvc double glazed French doors to garden, radiator.

Kitchen 4.06m x 3.35m (13'4 x 11'0)

Upvc double glazed window and door to rear, fully fitted kitchen offering a range of wall and base units, stainless sink/drainer, inset to rolled edge work surfaces, part tiled. Integrated double electric oven and four ring electric hob with cookerhood over. Space and plumbing for automatic washing machine, integrated dishwasher and fridge/freezer, radiator, tiled flooring. Recently replaced wall mounted Hive controlled central heating boiler and water softener.

First Floor Landing

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

Bedroom One 4.57m x 3.81m (15'0 x 12'6)

Upvc double glazed window to front, radiator, door to en-suite.

En-Suite 2.21m x 1.75m (7'3 x 5'9)

Three piece suite comprising shower cubicle, low level WC and wash hand basin, heated towel rail, extractor fan.

Bedroom Two 4.27m x 3.28m (14'0 x 10'9)

Upvc double glazed window to rear, radiator.

Bedroom Three 2.67m x 2.59m (8'9 x 8'6)

Upvc double glazed window to front, radiator.

Family Bathroom 2.36m x 2.13m (7'9 x 7'0)

Exterior

Frontage

Parking space to the front of the property, gate leading to the rear garden.

Rear Garden

Fully enclosed, patio area, lawn, decking and mature planting, shed, gated access to the side.

AGENTS NOTE

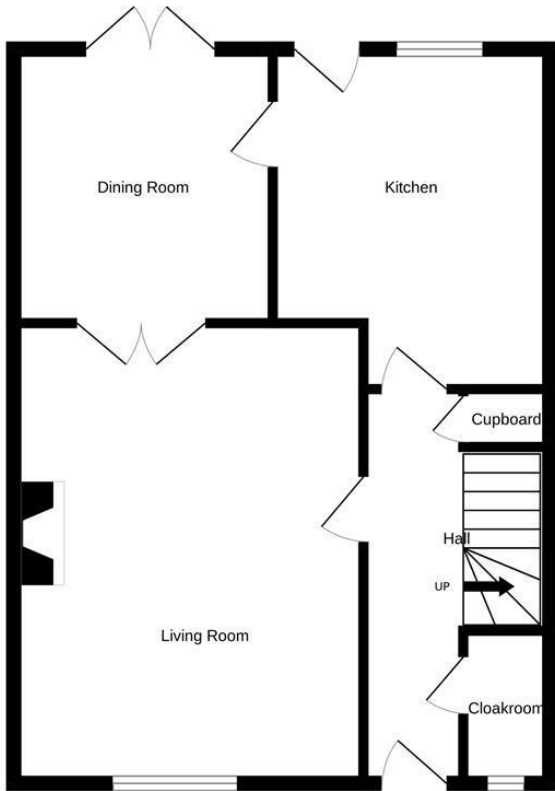
Council Tax Band D

Maintenance Fee -£120 per annum

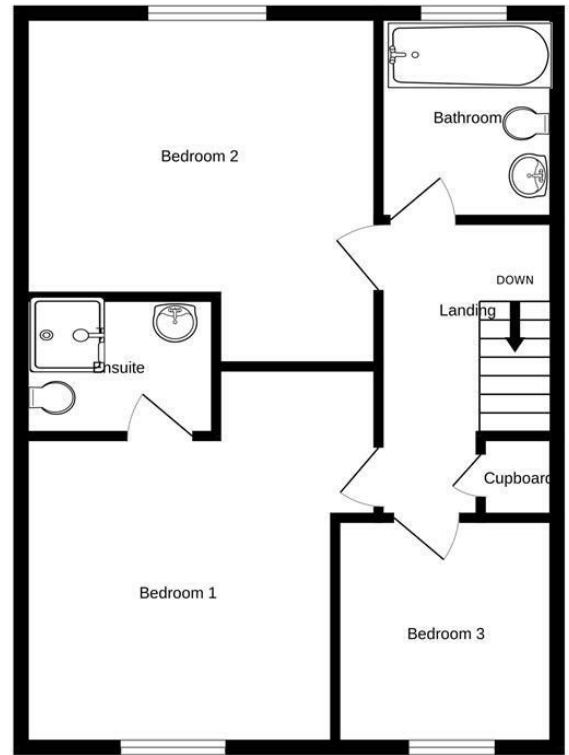




GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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			86
(81-91) B		72	
(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