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Trenchard Avenue, Calne SN11 8QY

Guide price £450,000

Welcome to Trenchard Avenue which is An extended spacious four bedroom semi detached family home located within popular village location of Lower Compton. Property accommodation comprises entrance hall, cloakroom, kitchen/breakfast/entertaining room, utility room, dining room and living room completes the ground floor. To the first floor you have four good size bedrooms and family bathroom. Externally the property boasts from a generous sized rear garden and to the front is a single garage and ample driveway parking.





19 Trenchard Avenue, Calne, SN11 8QY

Situation Lower Compton

Lower Compton is situated approximately 2 miles from the Wiltshire market town of Calne which provides a comprehensive range of amenities including a choice of shops and supermarkets, sports centre with indoor swimming pool, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at Chippenham (North Wilts) and Bowood, horse riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

The Accommodation

With approximate measurements, the accommodation comprises as follows:

Entrance Hall

Upvc double glazed window to front, under stair cupboard, radiator, stairs leading to first floor, doors to cloakroom, kitchen, living room and dining room.

Cloakroom

5'10" x 4'3"

Two piece suite comprising vanity hand basin and w.c with tiled splashbacks, towel rail radiator, storage cupboard and obscure double glazed window to the side.







Kitchen/Breakfast/Entertaining Room

27'10" x 22'7" I shaped room

This unique room was added by the current vendors and comprises from the following:

Kitchen/Breakfast Area: A fitted kitchen offering a range of wall and base units, wooden worktops, tiled splashbacks, ceramic sink, Range master cooker with cooker hood over, built in fridge/freezer spot lighting, tiled flooring and Upvc double glazed door leading out onto side of property.

Entertaining Area: Half brick, half Upvc construction, two sets of french doors leading out onto rear garden, tiled flooring and underfloor heating.

First Floor Landing

Upvc double glazed window to side, airing cupboard, radiator, doors leading to all bedrooms and bathroom.

Bedroom One

17'0" x 16'0"

Two double glazed windows to front & rear and two radiators.

Bedroom Two

12'5" x 10'9"

Upvc double glazed window to rear and radiator.

Bedroom Three

9'10" x 8'6"

Upvc double glazed window to rear and radiator.

Bedroom Four

10'2" x 7'2"

Upvc double glazed window to front, built in cupboard and radiator.

Bathroom

7'6" x 4'11"

Modern bathroom suite comprising bath with mixer tap with shower over, vanity wash hand basin & w.c, fully tiled, spot lighting and two obscure double glazed windows to the side.

Externally

Rear Garden

A corner plot garden with planning permission granted for a four bedroom detached house with single garage. The garden has been divided by a fence to divide the plot with the planning and the garden that will remain with the current property.



Utility Room

6'2" x 5'10"

Upvc double glazed window to side, a range of shelving, plumbing for washing machine, space for tumble dryer, wall mounted boiler, radiator and tiled flooring.

Dining Room

12'5" x 10'9"

Upvc double glazed French doors leading out into entertaining area, radiator, fitted shelving unit and wooden flooring.

Living Room

16'8" x 11'5"

Upvc double glazed window to front, feature fireplace with wood burning stove set within, wall light, radiator, wooden flooring and French doors leading out into entertaining area.



Front Garden

Lawn area, gravel area, block paved footpath leading to front door and gate giving access to rear garden.

Parking & Garage

Driveway parking to the front of property for several vehicles and single garage with up & over door to front.

Agents Notes

Council Tax Band: C



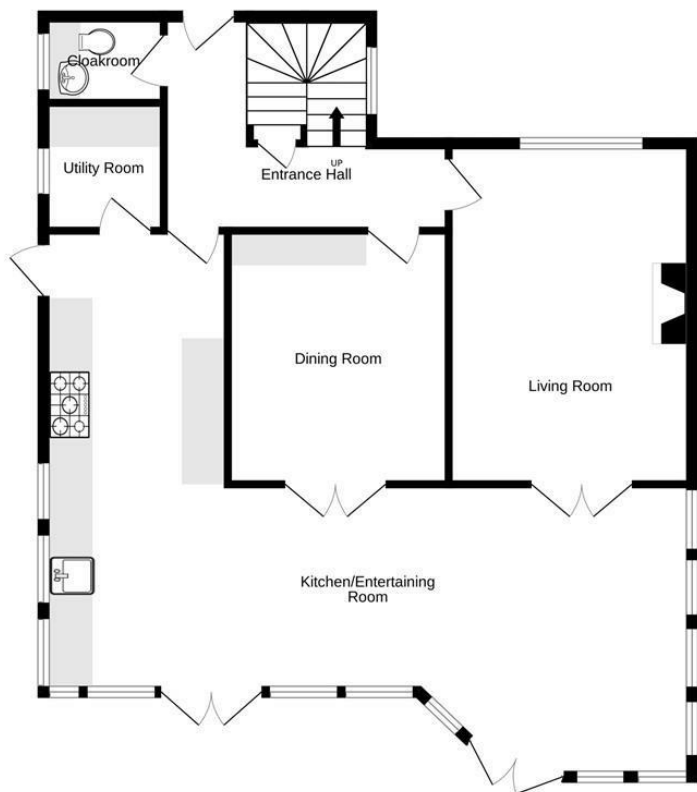
Energy Efficiency Rating

	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	EU Directive 2002/91/EC

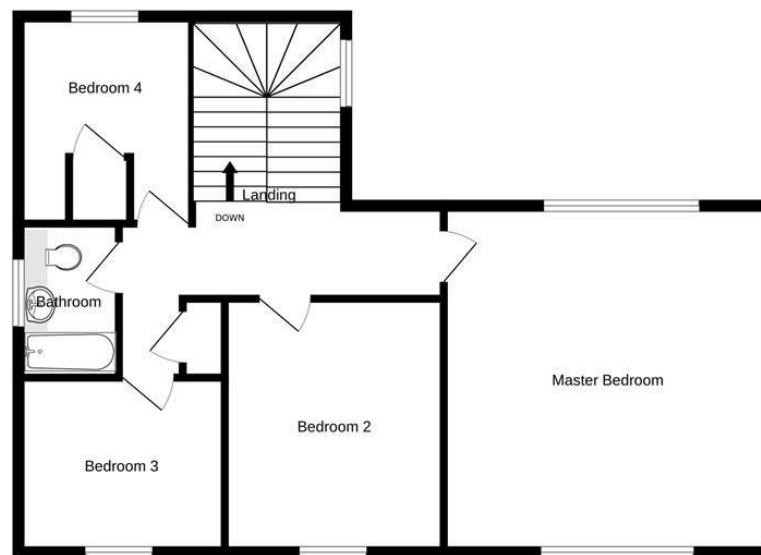
Environmental Impact (CO₂) Rating

	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	EU Directive 2002/91/EC

GROUND FLOOR
996 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 1775 sq.ft. (164.9 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 as to their operability or efficiency can be given.
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