



📍 1 North End, Calne, Wiltshire, SN11 9DQ

🏠 £259,500

A lovely, spacious three bedroom semi-detached house, with corner plot, and on-street parking, conveniently positioned within walking distance of Calne town centre.

- Three Bedroom Semi-Detached House
- Light & Spacious Accommodation
- Well-Proportioned
- Cloakroom & Family Bathroom
- Outside Store
- Corner Plot
- On-Road Parking
- Walking Distance to Town Centre

🏡 Freehold

📊 EPC Rating D



Superbly positioned within walking distance of Calne town centre, is this well-located and well-proportioned, three bedroom semi-detached house, offering light and airy accommodation, on a generous corner plot.

The internal living arrangements can be found over two levels, and briefly comprises; entrance hall, cloakroom, lovely dual-aspect living room with french doors to the rear patio area, kitchen / breakfast room, three bedrooms and the family bathroom.

Externally, due to the aforementioned corner plot, the property benefits from gardens to the front, side and rear. There is also a very useful outside store. On-Street parking is readily available.

Situation

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, 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 North Wilts and Bowood, 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.

Property Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

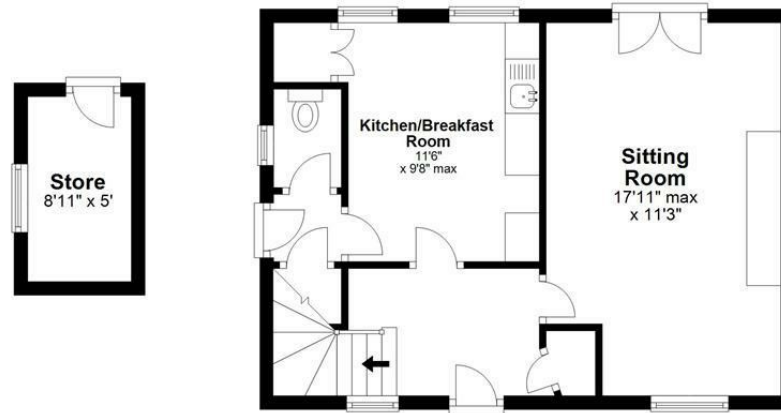
Mains gas, electric, water and drainage.

Gas central heating



Ground Floor

Approx. 480.5 sq. feet



First Floor

Approx. 474.7 sq. feet



Total area: approx. 955.2 sq. feet

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

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