





📍 10 Charlotte Court, King Edward Close, Calne, Wiltshire, SN11 9RG

🔗 Offers In Excess Of £220,000

A well-proportioned, and well-presented, two bedroom end of terrace house, ideally positioned in a quiet cul-de-sac, and benefitting from off-road parking, and rear garden. Offered with No Onward Chain.

- Modern End of Terrace House
- Two Double Bedrooms
- Well-Presented
- Kitchen / Breakfast Room
- Low-Maintenance Rear Garden
- Off-Road Parking
- Quiet Cul-De-Sac
- No Onward Chain
- Perfect First Time Purchase
- Ideal Investment Opportunity

🏡 Freehold

🏠 EPC Rating C





A fantastic, modern, two bedroom end of terrace house, offering well-proportioned, and well-presented accommodation, ideally positioned off a quiet cul-de-sac, and overlooking lovely green space. The property would make the perfect first time purchase, or investment opportunity.

The accommodation is arranged over two levels, and briefly comprises; sitting room, kitchen / breakfast room, two double bedrooms, both of which benefit from fitted / built-in wardrobes, and the modern family bathroom. Externally there is a low maintenance rear garden, and allocated off-road parking.

Offered with No Onward Chain.

### 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, West Kennet Long Barrow and Silbury Hill within easy travelling distance.

### Property Information

Council Tax Band; B

Freehold

Mains water, drainage and electricity connected.

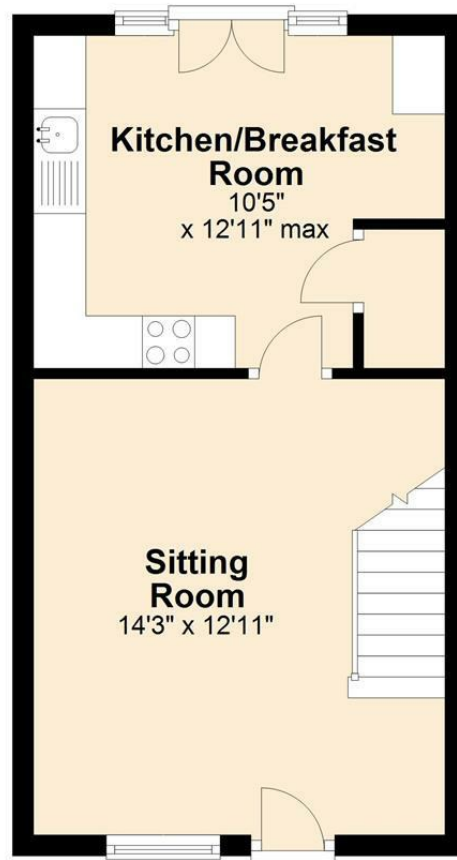
Gas Fired Central Heating

EPC Rating; C



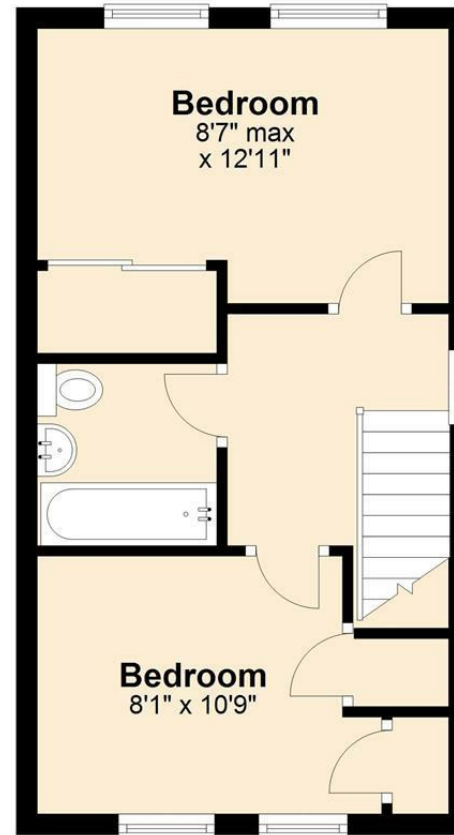
### Ground Floor

Approx. 322.7 sq. feet



### First Floor

Approx. 317.1 sq. feet



Total area: approx. 639.8 sq. feet

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

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.