





📍 8 Wessington Avenue, Calne, Wiltshire, SN11 0AL

🏠 Price Guide £300,000

A really nice, spacious, three bedroom period mid-terrace property with front and rear gardens situated within easy reach of Calne town centre and conveniently situated opposite a popular Primary School.

- Period Property
- Mid-Terrace
- Three bedrooms
- Two Reception Rooms Plus Sun Room
- Loft Conversion
- Front & Rear Gardens
- Close To Town Centre Amenities
- Primary School Opposite

🏡 Freehold

🏠 EPC Rating





A really nice, extended three bedroom period mid-terrace property with front and rear gardens situated within easy reach of Calne town centre and conveniently situated opposite a popular Primary School.

The accommodation over three floors comprises: sitting room with feature fireplace leading through to a dining room which in turn leads through to a galley kitchen with utility section, access to the rear garden and wet room/cloak room. Also accessed off the dining room is a sun room that has independent access to the rear garden.

To the first floor, there are two double bedrooms and a modern bathroom with separate shower cubicle and roll-top bath. The loft has been converted to another bedroom with plumbing and space for an en-suite shower room.

Externally, there are front and rear gardens with the rear garden benefitting from having a substantial size shed at the bottom.

#### **Situation**

The property is located close to the south of Calne and offers access to 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**

Council Tax Band: C

Freehold

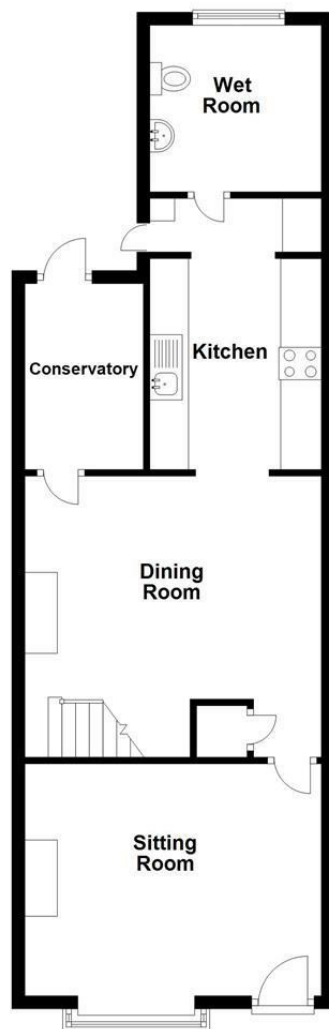
Mains Water And Drainage

Gas Central Heating

EPC Rating: TBC



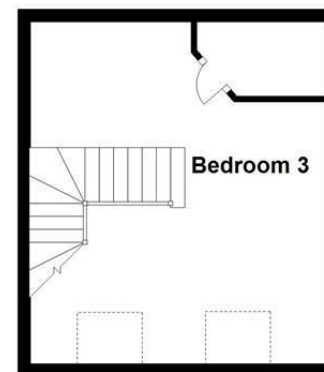
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 129.3 sq. metres

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