



📍 37 Linnet Road, Calne, Wiltshire, SN11 9RN

💷 £230,000

A modern two double bedroom terraced house, with private low-maintenance rear garden and off-road parking to the front, which would make the perfect first time purchase or investment buy. Offered with No Onward Chain.

- Modern Terrace House
- Two Double Bedrooms
- Stylish Kitchen & Bathrooms
- Private, Enclosed Rear Garden
- Off-Road Parking to Front
- No Onward Chain
- Perfect First Time Purchase
- Ideal Investment Opportunity
- Popular Residential Area
- Close to Amenities

🏡 Freehold

🏠 EPC Rating C



Offered with No Onward Chain is this modern two bedroom terraced house, which offers stylish, upgraded accommodation throughout. making it the perfect first time purchase or investment buy.

The internal living arrangements can be found over two levels, and briefly comprises; entrance hall with stairs leading to the first floor, smart cloakroom, superb fitted kitchen with fully integrated appliances, and large sitting / dining room, with fitted under-stairs storage cupboard, and patio doors that open to the rear garden.

Upstairs, on the first floor, there are two double bedrooms, the principal bedroom benefitting from built in storage, and the family bathroom, which offers a contemporary design, with shower over bath.

Externally, there is a private, enclosed rear garden, low-maintenance with a large patio leading to a mainly gravel area. Good quality wooden fencing to the boundaries, plus gated rear access. To the front, there is a wooden bin-store, plus allocated car parking directly outside the front door.

Situation

Linnet Road forms part of the popular Lansdowne Park development on the north side of Calne. The town Calne boasts 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.

Property Information

Tenure; Freehold

Mains Gas, Electricity, Water & Drainage

UPVC Double Glazing & Gas Central Heating

EPC Rating; C

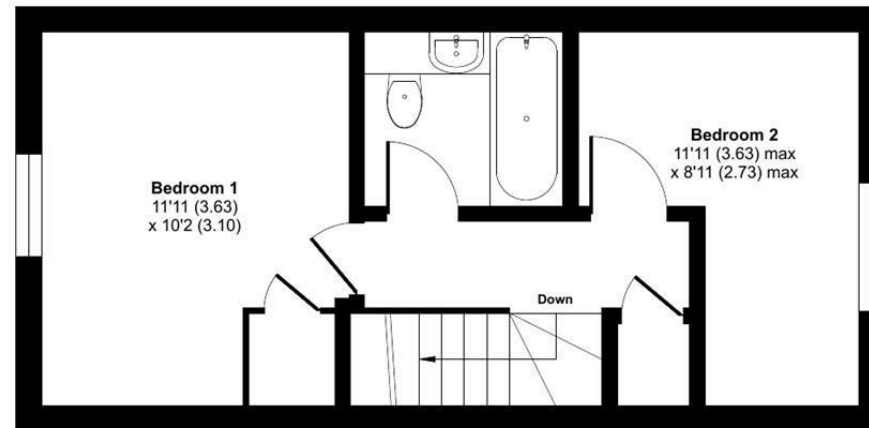
Council Tax Band: B



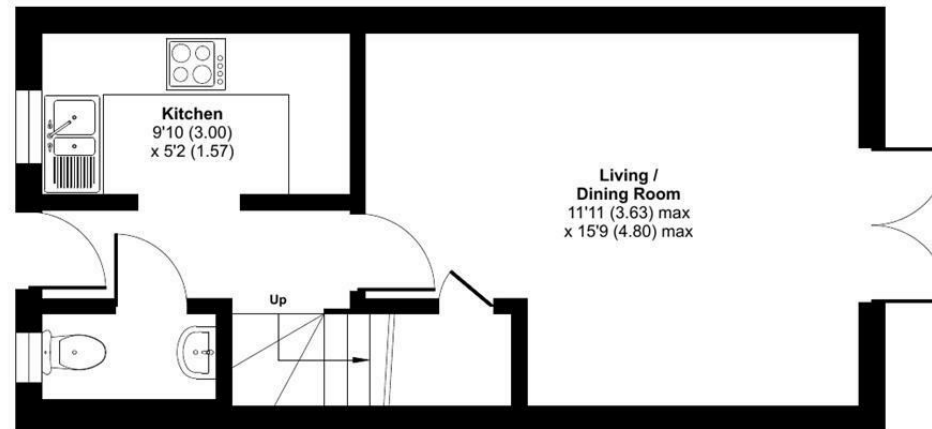
Linnet Road, Calne, SN11

Approximate Area = 620 sq ft / 57.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1314571

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