



23 Long Barrow Road, Calne
Asking Price £239,950



NO CHAIN! A two bedroom bungalow with a south facing garden. The home benefits from being located in the Curzon Park Development and is a short walk to the Calne town centre and 55 bus route. Internally there is a master bedroom with built in wardrobe, a generous single bedroom, a fully tiled bathroom, a living dining room, lean-to/conservatory and a fitted kitchen. Externally there is a fantastic south facing courtyard garden, a front garden area, drive for off road parking and a single garage with power and light.



Placed on the desirable Curzon Park development which is mainly a bungalow development which provides a gentle flat walk to the town centre and the main bus route. Ideally placed for connections towards Chippenham and the M4 westbound or Swindon and the M4 eastbound. South of Calne is beautiful countryside with routes towards Devizes and Marlborough. A brief outline of the home is as follows;

ENTRANCE HALL

12'4 x 2'11 (3.76m x 0.89m)

Upon entry to the home an entrance hall leads to all bedrooms, family bathroom and the living dining room. Access to the loft.

MASTER BEDROOM

11'9 x 8'5 (3.58m x 2.57m)

The master bedroom will allow a double bed and further bedroom furniture. This room benefits from a built in wardrobe, also there is an airing cupboard. A window views out the front of the home.

FAMILY BATHROOM

7'9 x 4'11 (2.36m x 1.50m)

The family bathroom comprises of a wash basin, water closet and bath with mixer taps and shower attachment. Fully tiled.

BEDROOM TWO

8'4 x 7'11 (2.54m x 2.41m)

A generous single bedroom with space for further bedroom furniture. There is a window viewing out over the front garden.

LIVING DINING ROOM

13'6 x 11'5 (4.11m x 3.48m)

A dual aspect living dining room having a window view out the side of the home and patio doors opening to the lean-to/conservatory. The room will allow for sofas, display furniture and a moderate dining table with chairs.

KITCHEN

9'2 x 8'5 (2.79m x 2.57m)

The kitchen comprises of matching wall and base units. Integrated there is an electric oven and gas hob. Space allows for a washing machine and a fridge freezer. Beneath a window that views out over the rear garden is a sink with drainer. A door opens to the rear garden patio.

LEAN-TO CONSERVATORY

7'2 x 4'11 (2.18m x 1.50m)

Leading from the living room, opening onto the rear garden.

EXTERNAL

Outlined as follows:

REAR GARDEN

A south facing rear courtyard garden. The garden has been arranged for easy maintenance. There is side access and access to the garage.

FRONT GARDEN

The front garden area has been landscaped for easy maintenance. A path leads to the front door and to the rear garden.

PARKING

A drive to the side of the home and to the front of the garage allows off road parking.

GARAGE

16'10 x 8' (5.13m x 2.44m)

A single garage accessed via an up and over door or a side access door. There is power and light.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken

To arrange a viewing please contact Butfield Breach on 01249 821 110.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions: For exact location please contact Butfield Breach on 01249 821 110.

