



North End, Calne
£225,000



VACANT POSSESSION. A home that has been upgraded in recent times and is offered with no onward chain. The property boast two large double bedrooms, a modern shower room, generous living room and a dining kitchen that is ideal for entertaining. At the rear is a south westerly garden that is a very good size and the bonus of off road gated parking. There is double glazing and gas central heating.



LOCATION

The property offers a gentle walk to two Medical Centres and a Pharmacy. Calne centre offers two Supermarkets, further Pharmacies, a good selection of shops, restaurants and eateries. On the southern and northern edges are two leisure centres with one having a swimming pool. The northern sector also has a large Tesco Supermarket.

ACCESS & AREAS CLOSE BY

The property is placed just a few hundred metres to the North of the centre of Historic Calne. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops on Church Street and the River Marden. Calne is the home of the Wiltshire Cure (Wiltshire Ham and Bacon) and key in the Discovery of Oxygen. Calne is surrounded by some of the most

beautiful countryside that Wiltshire has to offer.

The A4 offers routes westerly to Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

THE HOME

An outline of the home in a little more detail is as follows;

ENTRANCE HALL

Stairs rise to the first floor. Door to the living room.

LIVING ROOM

12' x 11'10 (3.66m x 3.61m)

A window looks out over the front garden. There is room for a

number of sofas and further living room furniture., Door to the inner lobby.

INNER LOBBY

From here there is access to the dining kitchen, shower room and a walk in store.

WALK IN STORE

9'7 x 3'7 (2.92m x 1.09m)

DINING KITCHEN

15'2 x 8'4 (4.62m x 2.54m)

A dual aspect room with windows that look out over the side and down the garden. There is a selection of fitted wall and floor cabinets with work surfaces. The cabinets have been arranged to offer space for a dining table and chairs. Inset electric oven and hob. Space has been allowed for a washing machine and a fridge freezer. Inset sink and drainer. Door to the garden.

SHOWER ROOM

8'6 x 4'10 (2.59m x 1.47m)

Window with privacy glass. Vanity cabinet with inset basin and a water closet. Corner shower cubicle.

FIRST FLOOR LANDING

Doors to the bedrooms and access to the loft.

BEDROOM ONE

15'3 x 12' (4.65m x 3.66m)

A window views out over the front garden. Wardrobe. There is room for a super king size bed and further furniture.

BEDROOM TWO

15'3 x 8'9 (4.65m x 2.67m)

Two windows view out over the rear garden. There is room for a large double bed and extra furniture. Cupboard housing gas central heating boiler.

FRONT ENCLOSED GARDEN

An enclosed garden which is graveled for ease of maintenance. Path to the front door with astorm awning over.

REAR GARDEN

The garden has areas of lawn and a storage shed. It has pleasing south and westerly aspects.

GATED PARKING

At the end of the garden is a gated parking area.



