



Lansdowne Close, Calne
£259,950



VACANT POSSESSION! A home with an outstanding plot, large garage and secure parking. The property has three double bedrooms, dining kitchen and a generous living room. The plot offers a front garden, generous rear garden and in addition a large garden that extends out to the side. At the end of this side garden is an 18ft x 18ft garage and hard standing parking. The property is in need of updating and refurbishment. Placed in a cul-de-sac the home is close to numerous local facilities. These include primary school, medical centres, pharmacy and is a gentle walk to the town centre.



ACCESS & AREAS CLOSE BY

The property is placed just a few hundred metres to the North of the centre of 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

Under stairs store cupboard. Doors to the living room, dining kitchen and the bathroom. Stairs to the first floor.

LIVING ROOM

15'6 x 12' (4.72m x 3.66m)

Window looking out over the front garden. Fireplace as a focal point. There is room for a number of sofas and further furnishing.

DINING KITCHEN

12'7 x 11'1 (3.84m x 3.38m)

There is a selection of fitted wall and floor cabinets with work surfaces.. Inset sink and drainer. Space for a cooker, washing machine and a fridge freezer. Access to the rear lobby. There is room for a dining table and chairs.

REAR LOBBY

5'6 x 4' (1.68m x 1.22m)

Door to the rear.

FIRST FLOOR LANDING

Doors to the bedroom and access to the loft.

BEDROOM ONE

14'8 x 10'8 plus wardrobe (4.47m x 3.25m plus wardrobe)

Two windows look out to the front. A large bedroom with space for a large double bed and further furnishing. Recessed deep wardrobe.

BEDROOM TWO

12'7 x 8'6 (3.84m x 2.59m)

A window looks out to the rear. There is room for a double bed and further furnishing. Airing cupboard housing the hot water cylinder.

BEDROOM THREE

9'7 x 9'4 (2.92m x 2.84m)

A window looks out to the rear. There is room for a double bed and further furnishing.

FRONT GARDEN

Lawn garden. Gated access to the rear garden and access to the front door.

REAR GARDEN

The garden is in two sections. Close to the home is a garden area that has a shed and solid store. A hedge screen sections it from the large plot.

LARGE PLOT

Stretching out to the side of the home is an extremely large plot of garden land that was previously used for cultivation. A path leads down to the rear access gate. Greenhouse and shed.

GATED PARKING

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

GARAGE

18'3 x 18' (5.56m x 5.49m)

Placed at the end of the garden is a large garage with around 10ft to 11ft head height (3.05m to 3.35m).



