



**Ogilvie Square, Calne**  
**£160,000**





**VACANT POSSESSION & NO ONWARD CHAIN!** This home offers two large bedrooms but with one that could offer splitting into two and making it a three bedroom. The home has a southerly garden, fitted dining kitchen, living room, hall and a large store on the ground floor. The first floor has a shower room, separate water closet and the two bedrooms. Placed a gentle walk from Calne centre facilities, recreation fields, local primary school and countryside. There is double glazing and gas warm air central heating.



## **THE HOME**

Outlined in a little more detail as follows;

### **STORM PORCH**

Open porch with access to the front door.

### **ENTRANCE HALL**

Stairs rise to the first floor. A spacious hall with room for storage furniture. Door to the dining kitchen.

### **DINING KITCHEN**

**16'2 x 10'4 (4.93m x 3.15m)**

Two windows look out over the front. There is an extensive selection of fitted wall and floor cabinets with work surfaces. Tile finishes. Inset electric oven and hob over. Space for a washing machine and a fridge freezer. Stainless steel sink and drainer. Gas warm air central heating boiler. There is room for a large dining table and chairs. Access to the living room.

### **LIVING ROOM**

**12'3 x 11'3 (3.73m x 3.43m)**

A window looks out over the rear southerly garden. There is room for a number of sofas and further furniture. Door to the rear lobby.

### **REAR LOBBY**

Glazed door to the rear garden and a door to the store.

### **WALK IN STORE**

**6'9 x 3'11 (2.06m x 1.19m)**

A spacious store room.

### **FIRST FLOOR LANDING**

Doors give access to the bedrooms, shower room and separate water closet.

### **BEDROOM ONE**

**16'6 x 11'3 maximum (5.03m x 3.43m maximum)**

Two windows view out over the rear garden. Recessed double wardrobe. There is room for a super king size bed and further furniture. This room offers the possibility of splitting into two rooms.

### **BEDROOM TWO**

**14' x 10'3 plus wardrobe (4.27m x 3.12m plus wardrobe)**

A window looks out to the front. There is room for a large double bed and further furniture.

### **SHOWER ROOM**

**5'6 x 5'4 (1.68m x 1.63m)**

The suite offers a pedestal wash basin and a shower cubicle with a Triton shower. Window with privacy glass and tile finishes.

### **WATER CLOSET**

**5'6 x 2'7 (1.68m x 0.79m)**

Water closet and a window with privacy glass. Tile finishes.

### **FRONT GARDEN**

Fence enclosed and path to the front storm porch.

### **REAR ENCLOSED GARDEN**

The garden is enclosed and has a southerly aspect. There is an access gate to a rear path which leads to the town centre and to stepping stones over Wyvern Brook.

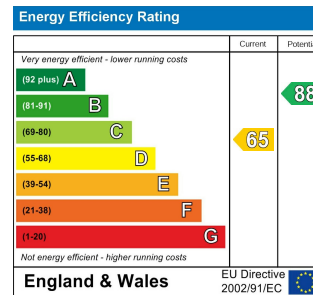












Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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 an party or make the same available on any website, online service or bulletin board of your own or of any part 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 from this website.