



**Braemor Road, Calne**  
**£235,000**





**NO CHAIN!** A three bedroom semi-detached home with parking to the front and a large rear garden! Located on Braemor Road this property is conveniently located close to town and well connected for commuters. The property has the potential to be improved and consists of an entrance hall, a large living room, and a dining kitchen with a larder cupboard. To the first floor, there are two double bedrooms, a generous single, and a family bathroom. Outside, you'll find a large garden, a brick-built store, and driveway parking for multiple vehicles. Gas central heating and double glazing.





## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north, the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. The south side of Calne has a further leisure center with a swimming pool. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

## LOCATION

Braemore Road is located close to town and all its amenities, this property is well positioned to be closely connected to the

bypass with easy access for commuters to our neighboring town of Chippenham. Nearby there is also green space and a park to enjoy outside leisure.

## THE HOME

Outlined in further detail as follows:

### ENTRANCE HALL

Upon entering the home, you come to an entrance hall where stairs rise to the first-floor accommodation and a door leads through to the living room.

### LIVING ROOM

**13'10 x 13 (4.22m x 3.96m)**

With a large window looking out over the front of the home, filling the room with natural light is the living room. Space allows for

multiple sofas and display furniture around the chimney breast. A door opens through to the dining kitchen.

### DINING KITCHEN

**16'11 x 9'9 (5.16m x 2.97m)**

The kitchen has a range of wall and base cabinets with space and plumbing allowing for a dishwasher, washing machine, and cooker. Inset to the work surfaces is a sink with a drainer. Space allows for a generous fridge freezer. There is a natural area for a moderate dining room table and chairs. A door opens to a deep store cupboard and a glazed door leads out to the rear garden.

### FIRST FLOOR LANDING

Doors open to all three bedrooms and a family bathroom.

### BEDROOM ONE

**10'3 x 13 (3.12m x 3.96m)**

Bedroom one can accommodate a large double bed, bedside tables, and further bedroom furniture. A door opens to a cupboard. With a large window looking out over the front of the home.

### BEDROOM TWO

**9'2 x 8'1 (2.79m x 2.46m)**

Bedroom two can accommodate a double bed, bedside tables, and further bedroom furniture. A large window enjoys views out over the rear garden.

### BEDROOM THREE

**6'5 x 10 (1.96m x 3.05m)**

Bedroom three allows for a single bed and further bedroom furniture. This room would also make an ideal home office. A window looks out over the front of the home.

### FAMILY BATHROOM

**5'05 x 8'06 (1.65m x 2.59m)**

A white suite consisting of a water closet, wash basin, and bath with shower over.

### EXTERNALS

Outlined in further detail as follows:

### REAR GARDEN

A large rear garden waiting to be transformed. Mainly laid to lawn. Outside brick built store.

### DRIVEWAY

Multiple car parking on a gravel driveway to the front of the property. There is side access to the garden.





