



Spreckley Road, Calne
£195,000



A two double bedroom terraced home with an enclosed front and rear garden and allocated parking for one. The home is conveniently located in Lower Compton providing easy access to the countryside as well as to Calne and neighboring towns such as Marlborough. The accommodation comprises an entrance hall, a kitchen with a range of wall and base units, and a light and airy living-dining room with a storage cupboard and patio doors leading to the enclosed rear garden. To the first floor are two double bedrooms, the master a generous 12'7 x 11'3", there is also the benefit of a family bathroom. Externally, there is a generous rear garden, and the front garden is enclosed by a picket fence. There is an outside store and allocated parking for one vehicle. There are electric storage heaters and double glazing.



LOCATION

The home is placed in the Lower Compton area of Calne close to some of the most beautiful countryside Wiltshire has to offer. From here as you travel east you pass Cherhill White Horse, Silbury Hill, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne which is steeped in history, the home of Wiltshire Ham and the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes- famous for Caen Hill Locks and canal.

ENTRANCE HALL

The entrance hall leads to the kitchen, living room and stairs rise to the first floor landing.

KITCHEN

9'8" x 6'5" (2.95m x 1.96m)

A fitted kitchen with a range of wall and floor cabinets. There is a free-standing electric oven with an electric hob. Space allows for a washing machine and a fridge freezer. Finished with wall tiling and vinyl flooring. There is a sink with a drainer under a window looking out to the front.

LIVING / DINING ROOM

14'0" max x 12'7" (4.27m max x 3.86m)

With a window and French doors opening out to the rear garden, expanding the living space during the warmer months is the living-dining room. The room is of a generous size and allows space for multiple sofas, a dining room table, and display furniture. Fitted with wood effect laminate flooring.

FIRST FLOOR LANDING

Doors open to both bedrooms and the bathroom.

BEDROOM ONE

12'7" max x 11'3" (3.86m max x 3.45m)

An excellent sized master bedroom which can accommodate a king size bed, bedside tables, and further bedroom furniture. A door opens to a hanging space and a further door opens to an airing cupboard. Two windows open out over the front of the home, filling the room with natural light.

BEDROOM TWO

10'2" x 6'7" (3.10m x 2.01m)

With a window looking out over the rear garden, is bedroom two. Space allows for a double bed. A door opens to a hanging space.

BATHROOM

A white suite comprises a panel enclosed bath with an electric shower over with a screen. A wash basin and water closet. Privacy window to the rear. Fitted with vinyl flooring

EXTERNALS

Outlined in further detail as follows:

FRONT GARDEN

Enclosed by a picket fence, laid to lawn with a path to the front door. There is an outside store.

REAR GARDEN

An enclosed rear garden mainly laid to lawn with a patio area adjacent to the french doors from the living room, ideal for alfresco dining and outdoor lounge furniture. There is also a storage shed at the bottom of the garden.

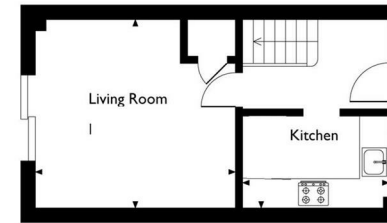
PARKING

There is allocated parking for one.

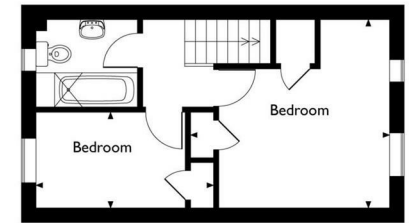
N.B

The home is subject to an estate maintenance charge. Contact Butfield Breach for more details.





Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

56 Sq M/602 Sq Ft

