



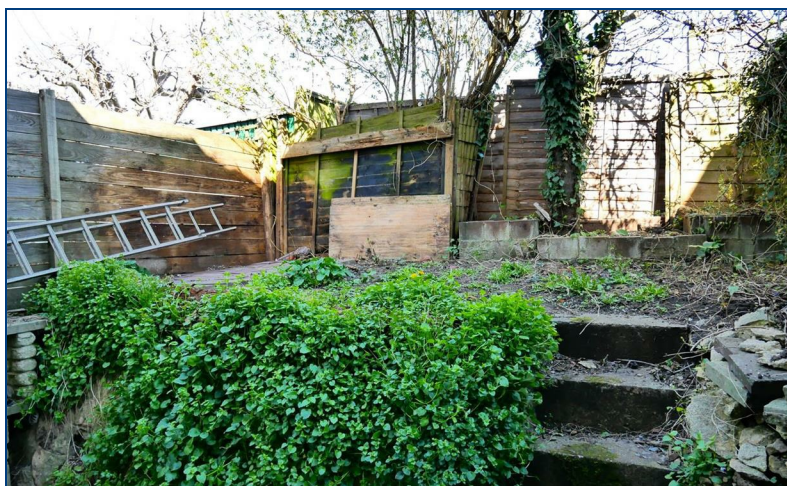
London Road, Calne
Offers In The Region Of £200,000



A four-bedroom townhouse located on London Road, just a short walk from Calne town centre.

While requiring modernisation, it presents an excellent opportunity for a cosmetic re-vamp and transformation into a desirable home with flexible living and sleeping accommodation.

The ground floor comprises two reception rooms, a fitted kitchen with access to an enclosed rear garden featuring a patio and steps up to a further garden area. The first floor offers two bedrooms and a generous family bathroom. The master bedroom is a fantastic size and features built-in wardrobes. The top floor also offers two further bedrooms with built-in cupboards. The home benefits from UPVC double glazing throughout and gas central heating.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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CALNE

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

LOCATION

The home is placed to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town, the new ASDA express store, just a two-minute walk away. There is street parking located along London road and the near by Green.

THE HOME

A Victorian townhouse with grey render and white UPVC entrance door and windows. Outlined in further detail as follows:

LIVING ROOM

12'3 x 11 (3.73m x 3.35m)

Upon entering the home, you enter the living room, which has a partition wall between it and the dining room; this could be used as one open-plan space.

DINING ROOM

12'9 x 9 (3.89m x 2.74m)

Located next to the kitchen, with space to accommodate a table and chairs along with further furniture. The stairs rise to the first-floor landing and a window looks over the side of the home. Wood paneled wall to one side and laminate flooring.

KITCHEN

11'2 x 6 (3.40m x 1.83m)

The kitchen features a selection of wall and base cabinets with worktops over and an integrated sink with a drainer and tiled splashback. There is space for a tall fridge freezer and washing machine. A door opens to the garden.

FIRST FLOOR LANDING

Doors open to the first floor bedrooms and the family bathroom, wider stairs rise to the top floor accommodation.

BEDROOM ONE

13 x 8'11 (3.96m x 2.72m)

A generous bedroom located at the front of the home, ample space to accommodate a king-size bed and further storage furniture. There is also the benefit of a double built in wardrobe.

BEDROOM TWO

9'1 x 8'11 (2.77m x 2.72m)

A well-sized single bedroom, also ideal as a study or dressing room, with a window to the side of the home

FAMILY BATHROOM

10'5 x 6'4 (3.18m x 1.93m)

A large bathroom with panel-enclosed bath, water closet, and pedistal wash basin.

TOP FLOOR LANDING

Window overlooking the side of the home. Doors open to the two top floor bedrooms.

BEDROOM THREE

12'11 x 9'2 (3.94m x 2.74m/0.61m)

Located at the back of the home, this bedroom has space for a double bed and extra furniture. It also features a cupboard that houses the wall-mounted boiler. Accessed via a sliding door from the landing.

BEDROOM FOUR

12'11 x 9'2 (3.94m x 2.79m)

Another generous double bedroom positioned at the front of the home. This room also benefits from built-in wardrobes.

GARDEN

The kitchen door opens into the garden, which includes a patio area and steps leading up to a fully enclosed space.

