



Calne Road, Chippenham
£169,950



VACANT POSSESSION & NO ONWARD CHAIN! A two bedroom home that has an enclosed garden and is close to multiple amenities. The bedrooms are complemented by a modern bathroom and spacious landing. The ground floor gives you an entrance hall, dining kitchen and a living room. There is parking also. Idyllic country walks are quite close by and the home would suit a first buy, investment or someone downsizing.



LYNEHAM

Lyneham is placed between the county towns of Royal Wootton Bassett and Calne. There are a number of supermarkets, a primary school, petrol station, public house, takeaways and the M.O.D. museum. The number 55 Bus connects Swindon Rail Station to Chippenham Rail Station and all the villages and towns in-between.

ACCESS & AREAS CLOSE BY

To the north is Swindon and the M4 motorway giving routes east to Reading and London. To the west is Chippenham, Bath, Bristol, and Wales. There are some of the prettiest Villages in Wiltshire close by and to the

east are Cherhill White Horse, Historic Avebury, and Marlborough. To the west is Chippenham.

THE HOME

An outline of the home in further detail is as follows;

ENTRANCE HALL

10'9 x 4'6 (3.28m x 1.37m)

Stairs rise to the first floor. Door to the dining kitchen.

DINING KITCHEN

12'3 x 8'4 (3.73m x 2.54m)

A window looks out to the front. There is a selection of kitchen cabinets with work surfaces. Inset electric oven,

hob and hood. Space for a washing machine and a further machine. Store cupboard. The room is arranged to allow for a small dining table and chairs. Access to the living room.

LIVING ROOM

12'7 x 8'3 (3.84m x 2.51m)

A window looks out to the front and a glazed door opens out onto the side garden area. There is room for a number of sofas and further furniture.

FIRST FLOOR LANDING

6'2 x 5'3 (1.88m x 1.60m)

Spacious landing with room for display furniture.

BEDROOM ONE

12'3 x 8' (3.73m x 2.44m)

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

BEDROOM TWO

8'2 x 6' (2.49m x 1.83m)

A window looks out to the front. There is space for a single bed and further furnishing.

BATHROOM

7'4 x 5'9 (2.24m x 1.75m)

Window with privacy glass. Vanity cabinet with inset basin, mirrored cabinet and a water closet. Panel enclosed bath with screen and a shower over.

ENCLOSED GARDEN

The garden is fence enclosed and arranged to offer ease of maintenance. The garden wraps around to offer a side garden area. The garden is perfect for outside dining, lounging and entertaining.

PARKING

There is parking in front of the home.



