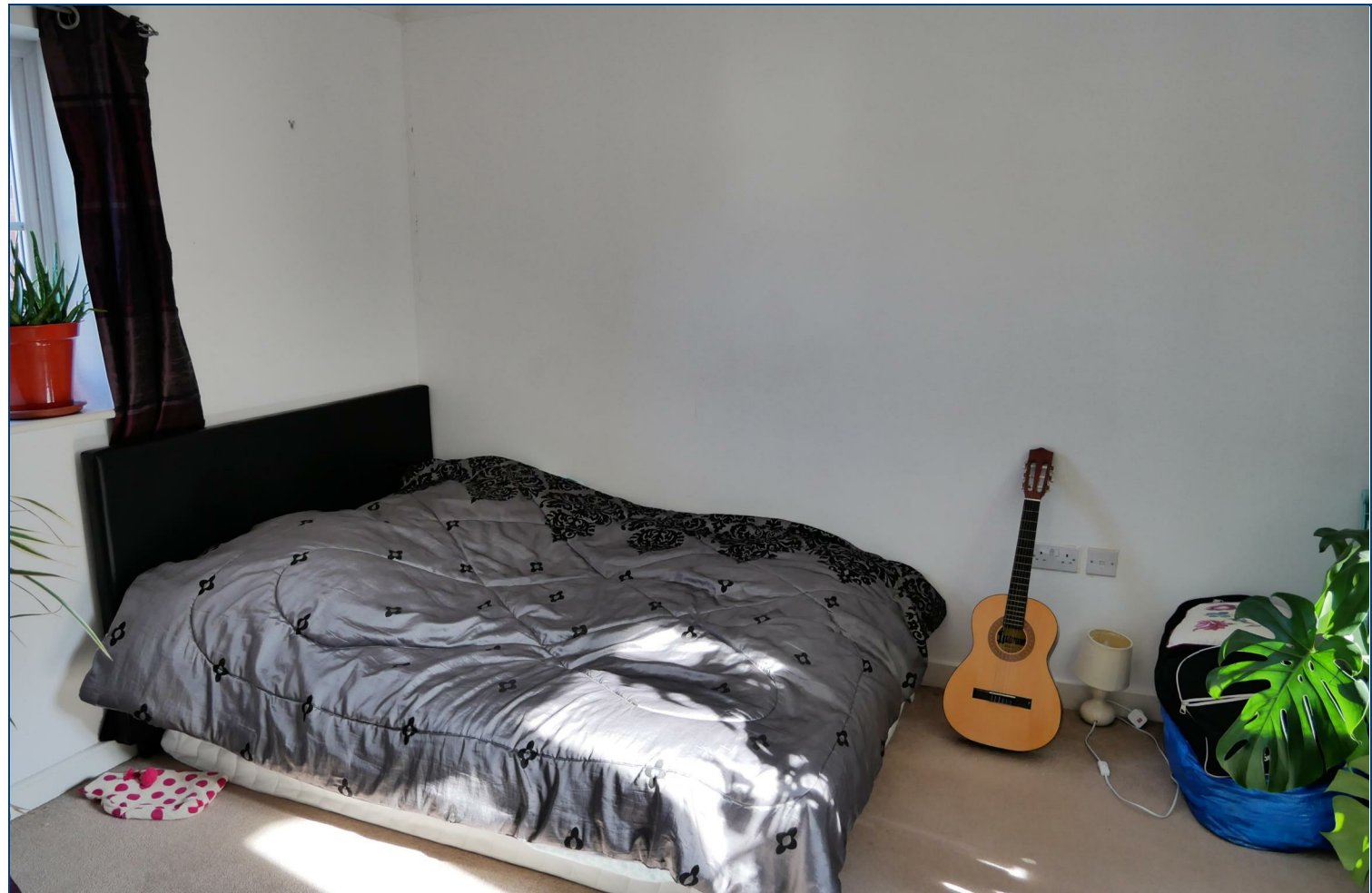




Savoy Court, Calne
Asking Price £170,000



This first floor maisonette has the benefit of a share of the freehold, two double bedrooms and drive parking. The living room is spacious and has a dual aspect. A fitted kitchen has an oven, hob and space for a washing machine plus a fridge freezer. Access to the home is through a private entrance door which opens to a lobby with stairs rising to the first floor. The bedrooms are complemented by a modern bathroom. There is gas central heating and double glazing with a new boiler fitted in recent times. The home is placed in a development which offers a flat walk to town facilities with supermarkets and two medical centres close by. The development also offers visitor parking spaces, green areas and a small play park.



LOCATION

The home is placed in a location that offers many facilities within gentle walking distance. These include two medical centres, pharmacy and supermarkets. Locally the No55 bus offers a regular service between the train stations of Chippenham and Swindon- taking in all the villages and towns in between. The development has a number of green spaces and a play park.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 runs 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. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

THE HOME

Outlined in a little more detail as follows;

ENTRANCE LOBBY

Stairs rise to the first floor landing.

FIRST FLOOR LANDING

A window looks out to the rear. Door to bedroom two and an opening to the living room.

BEDROOM TWO

9'8 x 9'7 (2.95m x 2.92m)

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

LIVING ROOM

13'3 x 11'7 (4.04m x 3.53m)

A dual aspect room with a wide opening to the kitchen. Windows look out to the front and rear of the home. There is room for a number of sofas, living and dining furniture. A lobby gives access to the bathroom and to the main bedroom.

FITTED KITCHEN

10'6 x 6'1 (3.20m x 1.85m)

Windows look out to the front and side of the home. There is a selection of fitted wall and floor cabinets with work surfaces. One and a half sink and drainer. Inset electric oven, gas hob and hood. Space for a washing machine and a fridge freezer. Tile finishes.

BATHROOM

7'1 x 5'9 (2.16m x 1.75m)

The suite offers a water closet and a pedestal wash basin. Panel enclosed bath with shower screen and shower. Tile finishes. Window with privacy glass.

BEDROOM ONE

13'1 x 10'3 (3.99m x 3.12m)

A dual aspect room with windows looking out to the side and rear of the home. Wardrobe. There is room for a large double bed and extra bedroom furniture.

FRONT GARDEN

A path leads to the front access door which has a storm awning over. There is a strip of garden for plant display.

DRIVE PARKING

The home has a drive for one vehicle in front of the property.

VISITOR PARKING

The development offers a number of visitor spaces.



