



St. Margarets Close, Calne
£249,950

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Vacant Possession and No Chain! A three bedroom link semi-detached home looking out over a pretty landscaped park. The bedrooms are all double in size and there is the bonus of a garage and parking. The rear garden is enclosed and generous. The ground floor has an entrance lobby, living room and modern fitted kitchen. The first floor has three double bedrooms complemented by a bathroom. There is both double glazing and gas central heating. An advantage of the location is that the facilities of Calne centre are a fairly easy walk away.



THE AREA

The home is placed on a pretty residential estate that is proving to be an extremely desirable location to live. There is a mixture of detached and semi detached homes of different styles, in light colours with ornamental railings, that are all pleasing to the eye. There are parks at both ends of the area with this home looking out over a landscaped enclosed park. The centre of Calne is a gentle walk away with multiple facilities. The town is of Historic significance and has a Heritage Quarter with Norman Church, Merchant Green and the River Marden. Calne is the home of Wiltshire Ham and the Discovery of Oxygen.

ACCESS & AREAS CLOSE BY

The A4 gives routes east to Marlborough, Cherhill White Horse, Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound also. To the west is Chippenham, Bath and the M4 westbound.

There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to Swindon, which both have rail stations.

THE HOME

The property offers a home that is ready for the living expectations of today. There is a modern fitted kitchen with integrated appliances, modern fitted bathroom and gas central heating boiler. There are USB charger sockets that add a nice touch. There is the added bonus of vacant possession.

ENTRANCE LOBBY

A door opens to the living room

LIVING ROOM

19'6 x 11'8"

The living space offers room for sofas and dining furniture. A balustrade staircase leads up to the first floor and a door opens to the kitchen. A window gives a view towards the landscaped park. Under stairs cupboard.

FITTED KITCHEN

11'8" x 8'0"

The kitchen is modern with a selection of wall and floor cabinets. There are work surfaces and attractive tile finishes. Inset are electric oven, hob and a stainless steel chimney hood. There is a linen finish one and a half sink and drainer plus integrated dish washer. Plinth heater. Ideal

gas central heating boiler. Space has been allowed for a washing machine and a fridge freezer. A window looks out over the rear enclosed garden and a glazed door opens out onto it.

FIRST FLOOR LANDING

Doors give access to the bedrooms and the bathroom. Access to the main loft by drop down ladder. The loft is part boarded and insulated. Deep store cupboard with heater.

BEDROOM ONE

13 x 9'8"

A window looks out to the front. There is room for a double bed and further furniture. There are park views.

BEDROOM TWO

11'8" x 9'7"

Built in double wardrobe. A window gives park views. There is room for a double bed and further furniture.

BEDROOM THREE

11'8" x 7'8"

A window looks out over the rear garden. The room has space for a double bed and additional furniture.

FAMILY BATHROOM

6'8" x 5'6"

A modern fitted bathroom. It features a 'P' shaped bath with curved screen and separate shower. There is a vanity cabinet with inset basin. Over the basin is a mirror. Water closet. Towel rail radiator. Tile finishes and an extractor fan.

FRONT GARDEN

The front garden has an ornamental iron fence surround and gate. There is a storm porch over the front door.

REAR ENCLOSED GARDEN

The garden has been designed with ease of maintenance in mind. The garden is shingle/gravelled and ideal for outside dining and entertaining. Side access gate.

GARAGE

Up and over door access. The eaves offers storage possibilities.

PARKING

There is the ability to park a vehicle in front of the garage.



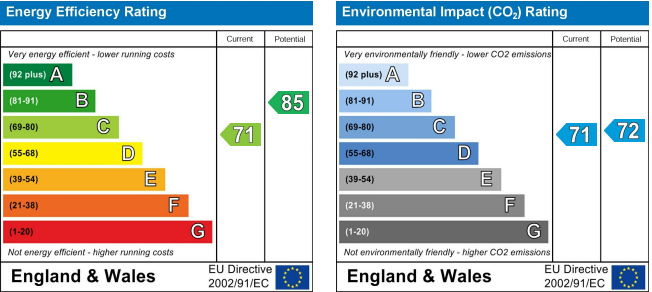
Floor Plans



Area Map



Energy Performance Graph



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