

36 Hungerford Road, Calne, SN11 9BH

GOODMAN WARREN BECK

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£285,000

NO ONWARD CHAIN! An extended two bedroom semi detached bungalow ideally situated on a generous corner plot within close proximity of local shops, bus stop, doctors surgery and the town centre. The accommodation offers an entrance hall, sitting room, kitchen with a range of fitted units opening through to the dining area, two bedrooms and a bathroom. Other benefits include double glazing and gas central heating. The well stocked gardens extend to the front, side and rear with a paved seating area and access to the garage and driveway providing off road parking.

Situation

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. For those with recreational interests there are golf courses at North Wilts and Bowood, Derry Hill, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (c.6 miles) and Swindon (c.18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London, Paddington in just over an hour.

Accommodation Comprising:

Obscure double glazed entrance door to:

Reception Hall

Radiator. Storage cupboard. Cupboard housing gas fired boiler. Access to roof space. Doors to:

Sitting Room

Double glazed window to front. Radiator. Feature surround and hearth.

Kitchen/Dining Room

Double glazed window to side and rear. Double glazed door to side. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with tiled splashbacks and inset one and a half bowl single drainer sink unit with chrome mixer tap. Freestanding gas cooker. Space and plumbing for automatic washing machine.

Bedroom One

Double glazed window to rear. Radiator. Built-in wardrobes.

Bedroom Two

Double glazed window to front and side. Radiator.

Bathroom

Obscure double glazed window to side. Radiator. Panelled bath with chrome mixer tap, shower attachment and tiling to principal areas. Vanity wash basin with cupboard under and tiled splash back. Close coupled WC. Tiled floor. Wall cupboard.

Outside

Front and Side Gardens

Hedgerow to front with gated access to gravelled pathway leading to front door. Side garden with paved seating area and gravelled pathways with well stocked flower and shrub beds and borders. Gated access to driveway.

Rear Garden

Paved with flower and shrub border.

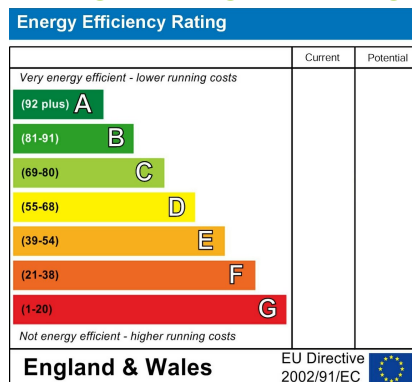
Garage & Driveway

Up and over door. Personal door to rear. Driveway to front providing off road parking.

Directions

On entering Calne from the Chippenham direction proceed along Curzon Street and at the mini roundabout turn left. At the next roundabout turn left into North Street then first right into Bryans Close Road. At the left hand bend this becomes Hungerford Road. Follow the road and the bungalow can be found on the right, on the corner of the turning into William Street.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.
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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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