

# 28 Ogilvie Square, Calne, SN11 8NS

GOODMAN WARREN BECK

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Offers Over £210,000

A spacious three bedroom mid terrace house with the added benefit of a conservatory ideally located a short distance away from the town centre and a range of amenities. The accommodation offers a useful entrance porch, spacious hallway, good size kitchen/dining room with an extensive range of fitted units, sitting room with feature fireplace leading to a full width conservatory with patio doors opening into the garden, three bedrooms, two of which are double bedrooms and bathroom with separate WC. Other benefits include uPVC double glazing and gas central heating. Outside there is an enclosed rear garden with gated rear access and a shed. To the front there is on 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, whilst a mainline railway station at Chippenham provides regular services to London, Paddington in just over an hour.

## Accommodation Comprising:

Double glazed sliding door to:

## Entrance Porch

Door to:

## Entrance Hall

Storage cupboard. Stairs to first floor with recess under. Door to:

## Kitchen/Dining Room

Two double glazed windows to front. Extensive range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with matching upstands and tiled splash backs. Inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for range style cooker with extractor over. Space for American style fridge/freezer. Space and plumbing for dishwasher and washing machine. Opening to:

## Sitting Room

Window to rear. Radiator. Feature fireplace with marble inset and hearth and wooden surround. Door to:

## Conservatory

Window to rear. French doors to rear.

## First Floor Landing

Cupboard housing hot water tank and immersion heater. Doors to:

## Bedroom One

Double glazed window to front. Radiator. Built-in wardrobe.

## Bedroom Two

Double glazed window to rear. Radiator. Built-in double wardrobe.

## Bedroom Three

Double glazed window to rear. Radiator.

## Bathroom

Obscure double glazed window to front. Chrome ladder radiator. Panelled bath with chrome mixer tap and shower attachment. Pedestal wash basin. Fully tiled walls.

## Separate WC

Obscure double glazed window to front. Close coupled WC. Fully tiled walls.

## Outside

## Rear Garden

Enclosed with gated rear access. Fully paved. Garden shed.

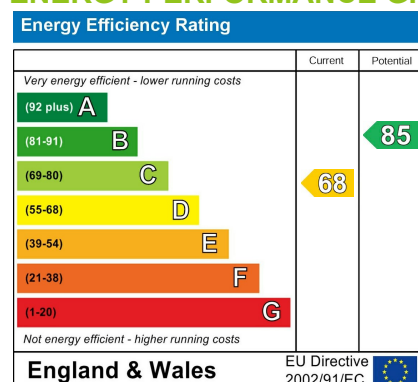
## Parking

There is on road parking to front.

## Directions

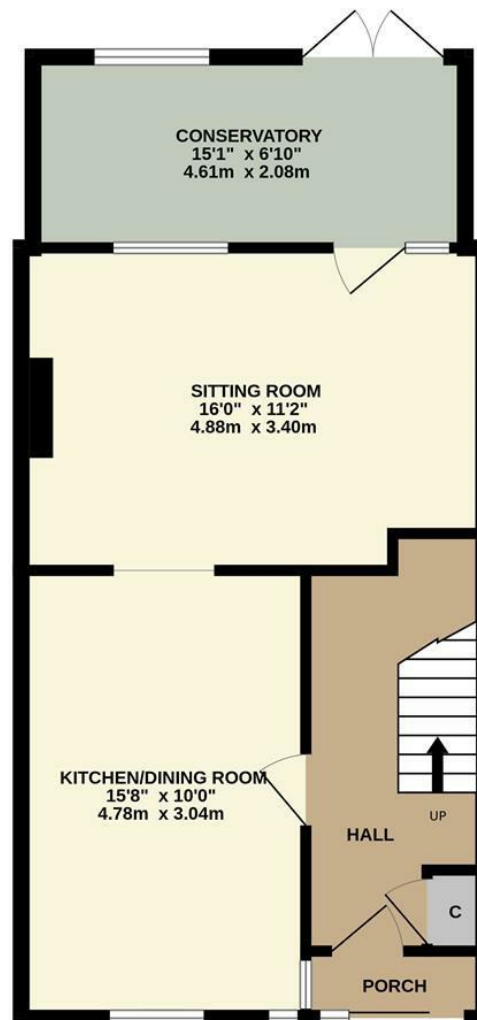
From the centre of Calne proceed into North Street and at the roundabout turn right into Oxford Road. Continue pass the petrol station and take the second right into Abberd Way. Take the third turning on the right into Ogilvie Square.

## ENERGY PERFORMANCE GRAPHS

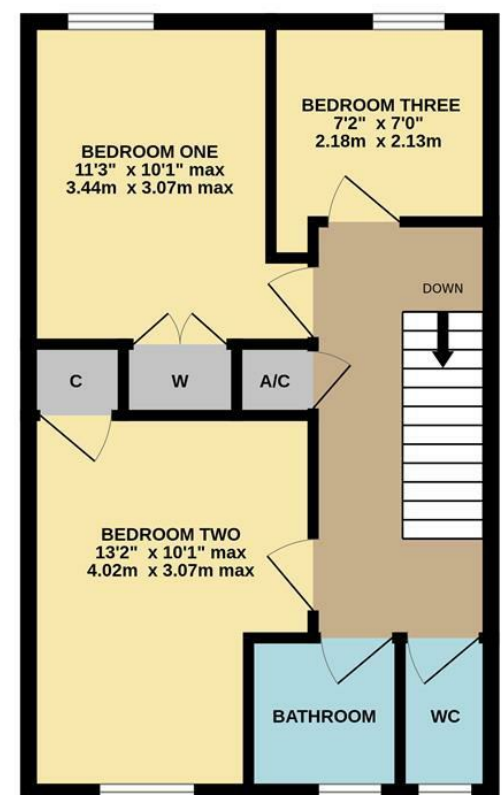


Council Tax Band: A

Tenure: Freehold



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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