



Blackford Drive, Calne, SN11 0FY

Calne

Guide Price
£238,500

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

This well presented two-bedroom semi-detached home is located on the highly desirable south side of Calne, within the popular Stoke Meadow development. Just four years old and still benefitting from the remaining NHBC warranty, the property combines contemporary style with a sought-after location.

The ground floor offers a welcoming hallway, cloakroom/WC, an impressive open-plan living / kitchen / dining room. The kitchen is fully equipped with integrated fridge freezer, double oven, gas hob, extractor, washing machine and dishwasher. Dual aspect allowing an abundance of natural light to flood the property. A rear entrance hallway provides further convenience and access to the garden.

Upstairs, there are two generous double bedrooms. The principal bedroom enjoys its own en-suite, while alongside another double bedroom and stylish family bathroom with shower over bath.

Externally, the rear garden has been thoughtfully landscaped, with a raised decked seating area with pergola and lighting, and a lawned area—ideal for families and entertaining alike. You also had an added bonus of a wooden shed with window, power & lighting.

To the front the property is allocated parking for two vehicles.

Situation -

Stoke Meadow is situated on the south side of the town on the popular CG Fry development.

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and





