



Station Road, Calne, SN11 0HB

Calne

Offers Over
£290,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Offered for sale with no onward chain, this modern three-bedroom townhouse, built by Hills Homes in 2015, represents an excellent investment opportunity or ideal family home. Conveniently located within walking distance of the town centre, the property offers spacious and well-presented accommodation across three floors.

The ground floor comprises an inviting entrance hallway, a generous living room, a cloakroom/WC, and a modern kitchen/dining room with access to the rear garden.

On the first floor, there are two good-sized bedrooms and a family bathroom with shower over bath. The top floor features a large main bedroom complete with a dressing area and en-suite shower room.

Externally, the property benefits from a south-facing enclosed rear garden, mainly laid to lawn and not overlooked, providing a private outdoor space. To the side, there is driveway parking for two to three vehicles.

This property is currently tenanted, with tenants willing to remain in situ if purchased as an investment, generating an approximate rental income of £1,250 per calendar month.

Situation -

Station Road is located within walking distance of the town centre.

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 supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill, here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO World Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters.

Viewings - Call or email Atwell Martin to arrange your viewing.

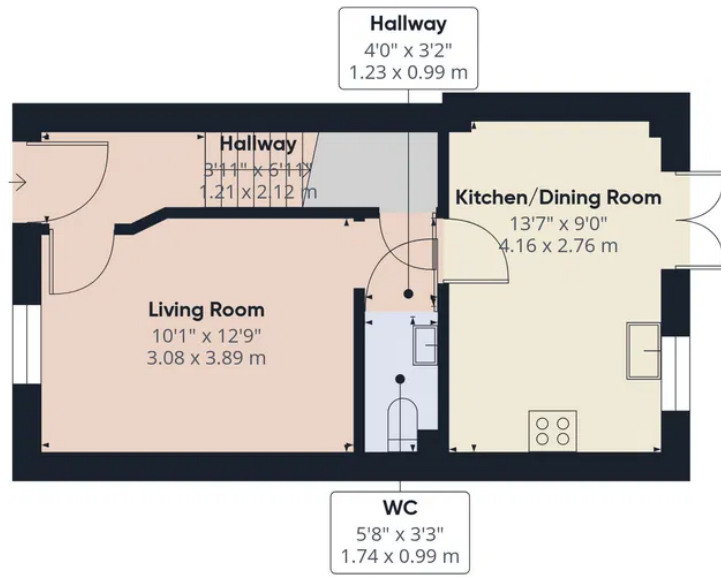
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

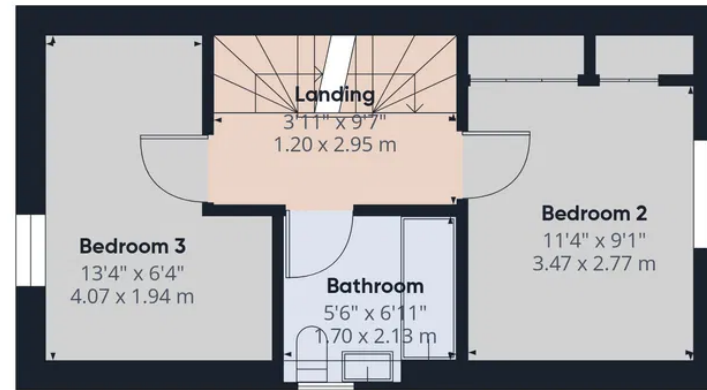
Tenure - Freehold with a management fee of approx £168 PA



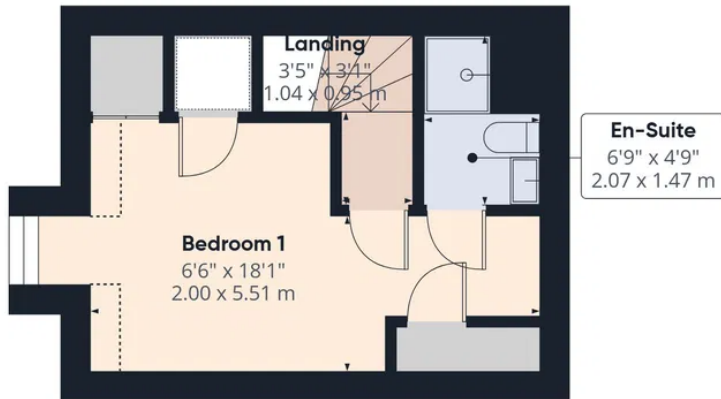




Ground Floor



First Floor



Second Floor

Approximate total area⁽¹⁾

856 ft²
79.5 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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