

Station Road, Calne, SN11 0HB

Calne

Offers in the Region of

£295,000

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Atwell Martin are delighted to present this spacious three-bedroom end-of-terrace family home, ideally located within walking distance of the town centre.

The ground floor accommodation comprises an inviting entrance hallway with staircase to first floor with understairs cupboard, w.c to the left, a modern kitchen/dining room with integrated single oven, induction hob and extractor there is space for a freestanding fridge / freezer, dishwasher and washing machine. French doors into the bright and generously sized living room which spans the width of the property.

To the first floor, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom fitted with a shower over the bath.

Externally, the property benefits from a south-facing rear garden, mainly laid to lawn with a courtyard seating area, as well as a garage with access from both the front and rear.

This is a fantastic opportunity to acquire a lovely home in a convenient location — early viewing is highly recommended.

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 Word 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







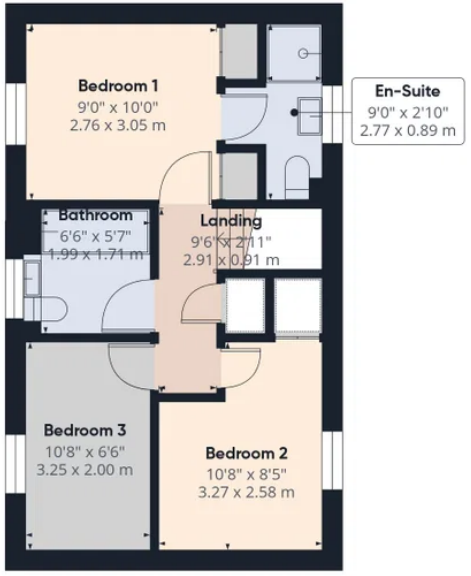








Ground Floor



First Floor

Atwell Martin

Approximate total area(1)

909 ft²

84.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Calne Sales

13 High Street, Calne Wiltshire, SN11 0BS

01249 813813

res.calne@atwellmartin.co.uk

https://calne.atwellmartin.co.uk/