



Wessington Avenue, Calne SN11 0AL

Welcome to

Wessington Avenue, Calne

Built in around 1906, this well-presented Edwardian mid-terrace home offers a lounge, dining room, conservatory, kitchen, utility area, cloakroom, two bedrooms, bathroom and attic room with en-suite. Generous garden. Ideal for first-time buyers, downsizers or families.

Auctioneer's Comments

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Entrance

A storm porch provides a welcoming entrance to the property, with the front door opening into an attractive entrance hall featuring tiled flooring and a radiator. The hall offers access to both the living room and dining room, creating a practical flow through the ground floor accommodation.

Living Room

The living room is a delightful reception space featuring a bay window to the front aspect, allowing plenty of natural light to flood the room. A feature fireplace provides an attractive focal point, complemented by decorative ceiling coving which enhances the character of the space. There is ample room for lounge furniture, a radiator, and a door leading through to the dining room.

Dining Room

The dining room is another generous reception room, offering ample space for a dining table and chairs as well as additional furniture. An inset fireplace with a log burner provides a charming focal point, while a window to the rear aspect allows for plenty of natural light. Characterful exposed floorboards enhance the room's appeal, and the accommodation is completed by a radiator and a door leading through to the kitchen.

Kitchen

The kitchen is fitted with a range of wall and base units with rolled-edge work surfaces and tiled splashbacks. There is a stainless steel one-and-a-half bowl sink/drainage with mixer tap, integrated oven, and an integrated four-ring gas hob with extractor hood over. The room also benefits from tiled flooring, a radiator, window to the side aspect and a door leading through to the conservatory.

Utility Area

The utility area is fitted with a range of wall and base units and provides plumbing for a washing machine and dishwasher, along with space for a fridge/freezer. The central heating boiler is housed here, and the room further benefits from a window to the side aspect, tiled flooring and a radiator.





Conservatory

The conservatory is a versatile addition to the home, providing an ideal space in which to sit, relax and enjoy views of the garden. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. The room also benefits from tiled flooring and could equally serve as useful additional storage space if required.

Landing

Bedroom One

Bedroom one is a generously proportioned double bedroom featuring two windows to the front aspect, allowing for an abundance of natural light. The room offers ample space for a range of bedroom furniture and benefits from a useful built-in storage cupboard. Character features include an attractive fireplace, decorative ceiling coving and a ceiling rose, while a radiator completes the accommodation.

Bedroom Two

Situated to the rear of the property, bedroom two enjoys a pleasant outlook over the garden through a window that allows for plenty of natural light. This is another well-proportioned bedroom, offering ample space for bedroom furniture and benefiting from a useful storage cupboard and a radiator.

Bathroom

The family bathroom is fitted with a low-level W/C, wash hand basin and a corner bath with a handheld shower attachment. A window to the rear aspect provides natural light and ventilation, while a heated towel rail adds a practical finishing touch.

Attic Room

The attic room is a generous and versatile space that could serve as an excellent principal bedroom or guest suite. Benefiting from two skylight windows, one to the front and one to the rear aspect, the room enjoys plenty of natural light throughout the day. There is also useful eaves storage and a radiator. A particular feature of this room is the en-suite facility, enhancing both convenience and privacy.

En-Suite

The en-suite shower room is fitted with a low-level W/C, wash hand basin and shower cubicle. A skylight window provides natural light and ventilation, creating a bright and practical addition to the attic room.

Front Garden

The front garden is attractively arranged with a pathway leading to the front door, complemented by a raised flower bed planted with a variety of shrubs and seasonal flowers, creating a charming and colourful outlook to the front of the property.

Rear Garden

The enclosed rear garden is a generous size and offers excellent outdoor space for the whole family to enjoy. A patio area immediately adjoins the property, providing an ideal spot for outdoor dining and entertaining, while the remainder is predominantly laid to lawn. Mature shrubs and hedging add interest and a degree of privacy, and the garden presents a wonderful blank canvas for prospective purchasers to create and landscape to their own tastes and requirements.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Welcome to

Wessington Avenue, Calne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Well Presented Edwardian Mid-Terrace Home
- Popular Calne Location Close to Local Amenities & Schools

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£250,000



Total floor area 112.9 m² (1,215 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
CLN110076 - 0002

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