



North Street, Calne
£230,000



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SALE AGREED! A charming renovated Victorian two-bedroom cottage situated in a small courtyard of just four period houses, tucked away yet conveniently close to the town's amenities. Having recently completed renovation, with a new Shaker-style fitted kitchen dining room, a quaint and cosy living room, two double bedrooms and a bathroom upstairs, this cottage blends period charm with modern convenience. There is a lovely front garden to the property, perfect for relaxation in the warmer months and for all-year round pot plant display. There is the benefit of allocated off road parking, double glazing and gas central heating.



Calne and Surrounding Area

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, famous for his discovery of oxygen who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There are a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries and three leisure centres with swimming pools, fitness suites and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community. The town enjoys annual events including the Music and Arts Festival, the Winter Lantern Parade and the Bike Meet. With excellent transport links, to the east down the A4 you will pass Cherhill White Horse, Silbury Hill, historic Avebury and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

Location

In a tucked away, no-through road location in the heart of the town, the home is conveniently on the doorstep of excellent town centre facilities, and also a short walk to open green spaces and open countryside.

Living Room

15'01 x 11'09
The entrance door opens to the cosy living room which has space for sofa and armchairs alongside display furniture. There is a chimney breast and alcove. Open balustrade staircase to the first floor and a useful understairs deep cupboard which fits an appliance if required. Laminate flooring. A window views out to the front of the home. Step up to a doorway through to the dining kitchen.

Kitchen Dining Room

13 x 11
A room full of natural light owing to the two windows viewing out to the front of the cottage, newly fitted with shutters. The room is of a good size and there is ample space for a dining table and chairs. The 'Howdens' kitchen was installed in 2023 and comprises a good range of Shaker-style wall and floor

cabinetry, with wood-effect laminate worksurface and upstands and glass splashbacks. Integrated is an electric hob and electric fan oven. There is space for a washing machine and tall fridge freezer. A combi boiler is housed in a cupboard here. Under-counter lighting and quarry tiled floor.

Upstairs Landing

Carpeted stairs and landing, where a window views out to the rear and a cupboard provides shelved storage. Access to both bedrooms and the bathroom.

Bedroom One

10'05 x 8
With a window to the front aspect, this bedroom has ample space for a double bed alongside further furniture. There is the feature of two fitted cupboards with hanging space. Fitted with carpet. Loft access.

Bedroom Two

13'08 x 7'05 max
A second double bedroom with the benefit of newly fitted 'Sharps Bedroom' storage. Two windows viewing out to the front of the home. Fitted with carpet. Loft access to the boarded loft space.

Bathroom

8'07 x 4'08
With a window with privacy glass to the rear aspect, the modern bathroom suite comprises a panel bath with shower over, pedestal water closet and wash basin. Tiling to walls and floor.

Front Garden

A delightful frontage to the cottage where a brick-weave patio area provides space for a bistro table and chairs, with a further area of artificial grass where seating can be placed and pot plants can be displayed. There is also a covered storage area, shared by the residents of the cottages in the courtyard.

Allocated Parking

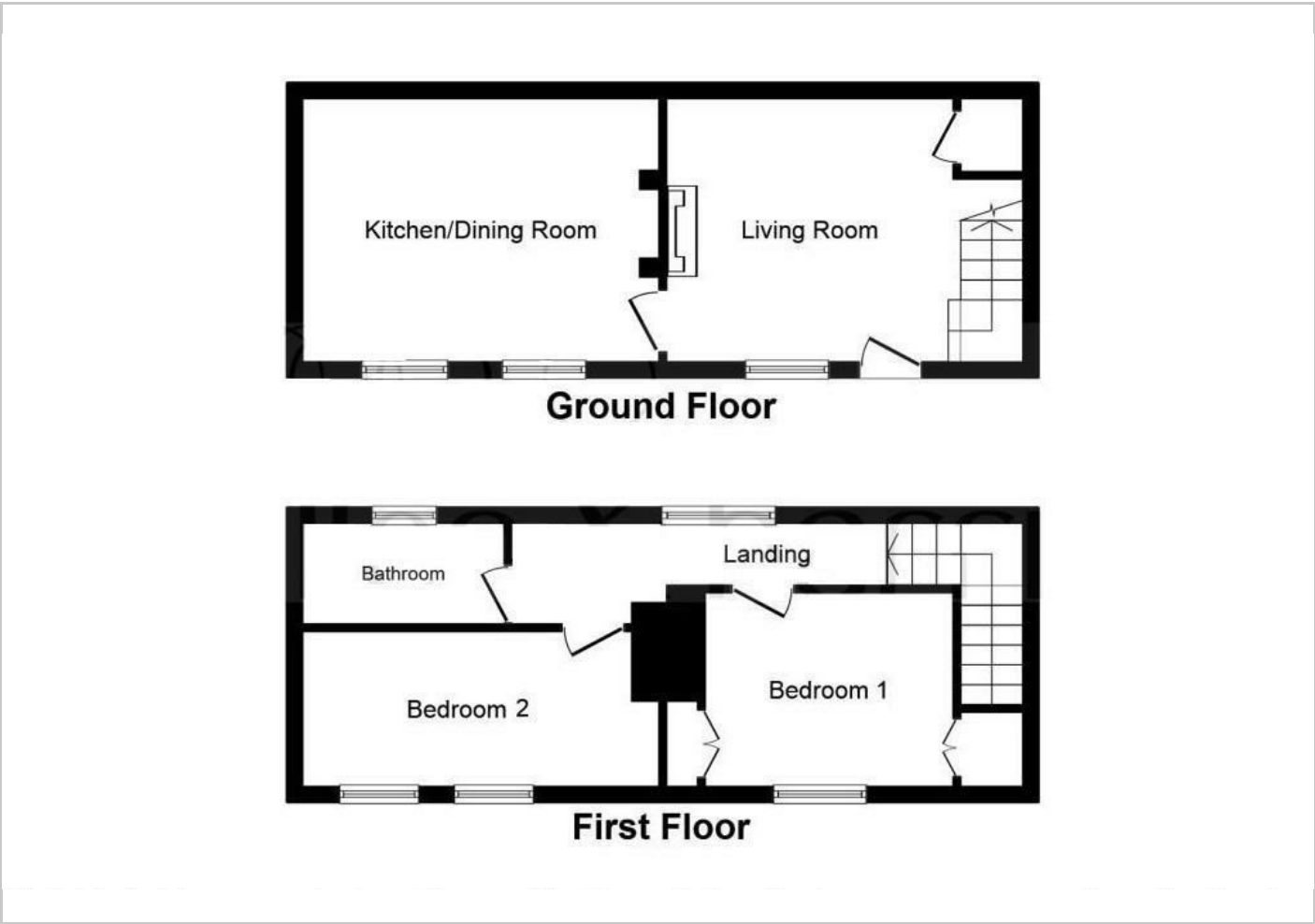
There is an allocated parking space adjacent to the cottage.

Council Tax Band

Council Tax Band B.



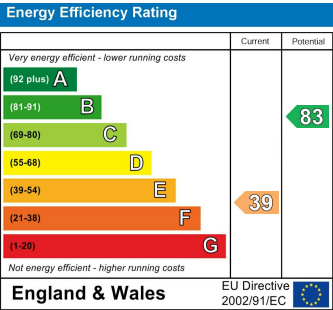
Floor Plans



Area Map



Energy Performance Graph



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