





## Downland Road, Calne

£280,000

3 1 1

- Detached and spacious 3 bedroom bungalow
- Sitting room with parquet floor and feature fireplace
- Generous conservatory across the rear
- Modern style shower room (was a bathroom)
- Very popular area close to the town centre and bus routes
- In need of modernisation throughout
- 2 double and one single bedroom
- Private and good sized rear garden
- Detached garage and long driveway
- No onward chain!



A bit of a project for someone who would love to put their own stamp on this large 3 bedroom bungalow. There are nice features to keep, such as the parquet flooring to the living/ dining room and a spacious conservatory at the rear overlooking a private garden. Detached garage and long driveway top off the benefits of this home set in this quiet and popular cul de sac. NO ONWARD CHAIN!









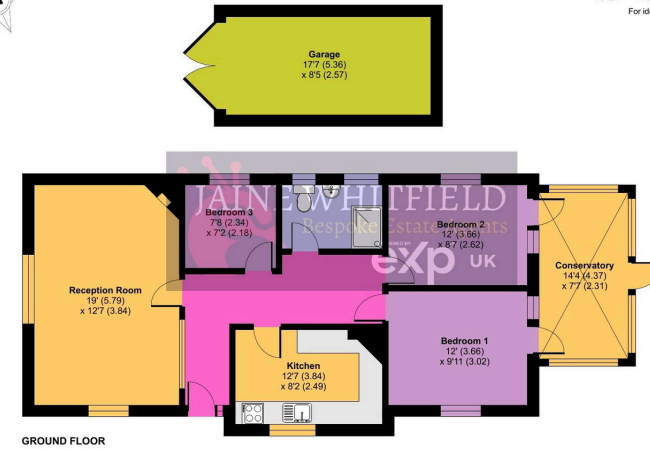
## Downland Road, Calne, SN11

Approximate Area = 952 sq ft / 88.4 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1102 sq ft / 102.3 sq m

For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Jaine Whitfield Property Services. REF: 1386204



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

☎ 01225 705650

✉ hello@jainewhitfield.co.uk

🌐 www.jainewhitfield.co.uk

