



Jasmine Close, Calne, SN11 0QN

Calne

£230,000

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

Atwell Martin are delighted to present this well-positioned and immaculately presented two-bedroom mid-terrace home, situated on the highly sought-after south side of Calne, tucked away in the quiet cul-de-sac of Jasmine Close. With a green outlook and allocated parking, this property offers an ideal combination of location and practicality.

**Ground Floor:** The property opens into a well-appointed kitchen fitted with a range of wall and base units, a stainless steel sink, single oven, and space for a washing machine, tumble dryer and fridge/freezer.

To the rear of the home is a bright and comfortable living room, with patio doors that flood the space with natural light and provide direct access to the enclosed rear garden, perfect for indoor-outdoor living.

**First Floor:** Upstairs offers two generous double bedrooms – one positioned at the front of the property and one at the rear. A recently upgraded bathroom is conveniently located between the two rooms.

The property also benefits from a fully boarded loft space, currently used as a games room/man cave, providing excellent additional usable space.

**Outside:** To the front, the property enjoys a pleasant outlook over green open space. The fully enclosed rear garden is mainly laid to lawn and benefits from rear gated access leading to two allocated tandem parking spaces.

#### **Situation -**

Jasmine Close is situated within a cul-de-sac location on the south side of the town.

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 -** Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

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

**Wiltshire Council Tax -** Band B

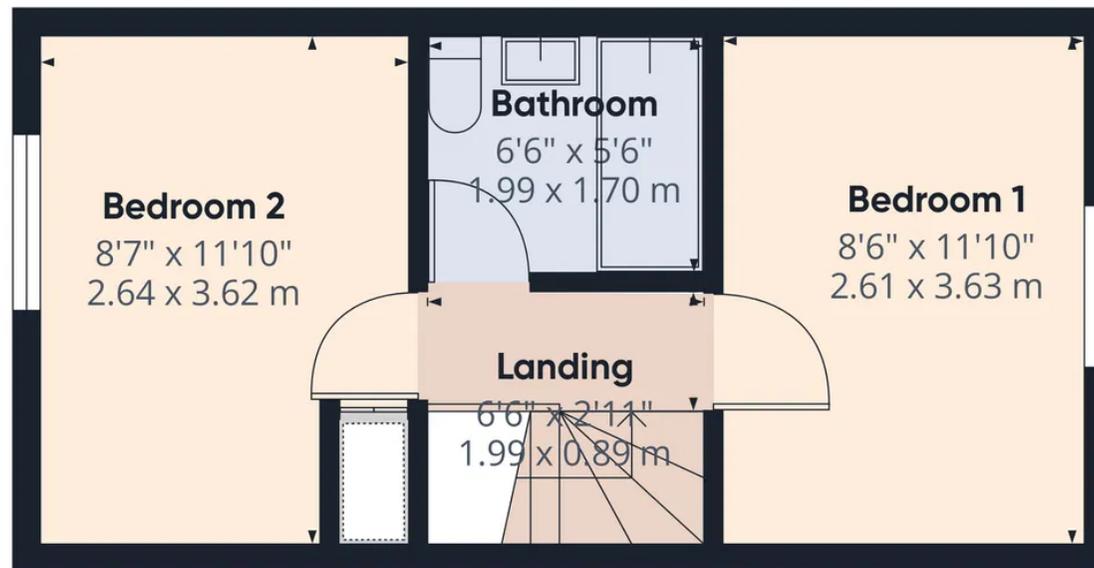
**Tenure -** Freehold







Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**

538 ft<sup>2</sup>

50 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(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

**Calne Sales**

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