



📍 1 Park View Villas Curzon Street, Calne, SN11 0DJ

🏠 Price Guide £260,000

An attractive, bay-fronted, three bedroom Victorian semi-detached house, with spacious and versatile accommodation over three levels, superbly positioned only a short walk from Calne town centre and all of its amenities.

- Victorian Semi-Detached Villa
- Attractive, Bay-Fronted
- Well-Presented, Versatile Accommodation
- Three Double Bedrooms
- Two Reception Rooms
- Large Family Bathroom
- South-Facing, Low Maintenance Rear Garden
- Short Walk from Town Centre
- New Boiler 2023

🏡 Freehold

🏠 EPC Rating E



A beautiful, bay-fronted, Victorian three bedroom semi-detached villa, offering spacious and versatile living arrangements over three levels. The property is superbly located within walking distance of Calne town centre and all of its amenities.

The well-presented accommodation is arranged over three levels, and briefly comprises; entrance hall, bay-fronted sitting room with charming feature fireplace, dining room, and fitted kitchen, on the ground floor. To the first floor are two double bedrooms, including the large principal bedroom, and the generous family bathroom. The current owner has converted the loft space to create a third and final double bedroom, with skylights.

Externally the properties offers a low maintenance, south-facing rear garden, with summer house, and side access to the front. There is on-street parking.

Situation

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. Calne is an expanding North Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at North Wilts and Bowood, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

Property Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: E

Mains gas, electric, water and drainage.

Gas central heating.



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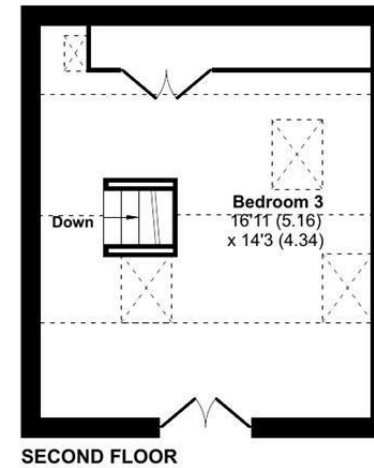
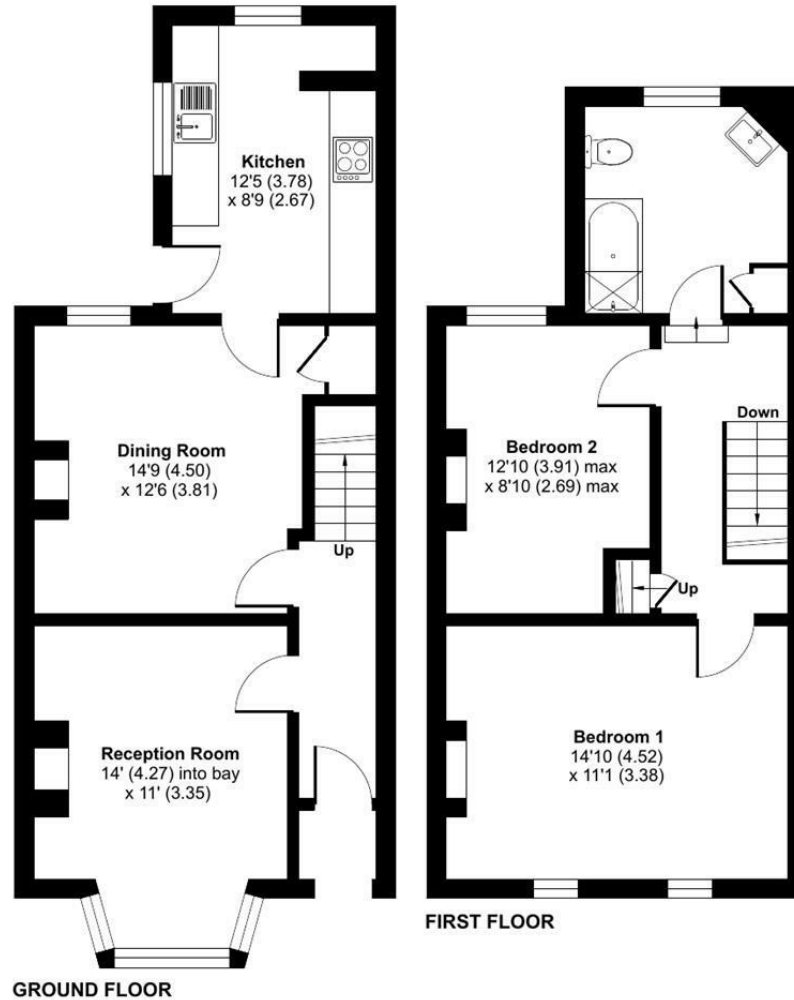
Approximate Area = 1070 sq ft / 99.4 sq m

Limited Use Area(s) = 102 sq ft / 9.4 sq m

Total = 1172 sq ft / 108.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1154939

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