



strakers

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

In branch | Online | On the move
strakers.co.uk

⑨ 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

㉚ 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 property 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.



Park View Villas, Calne, SN11

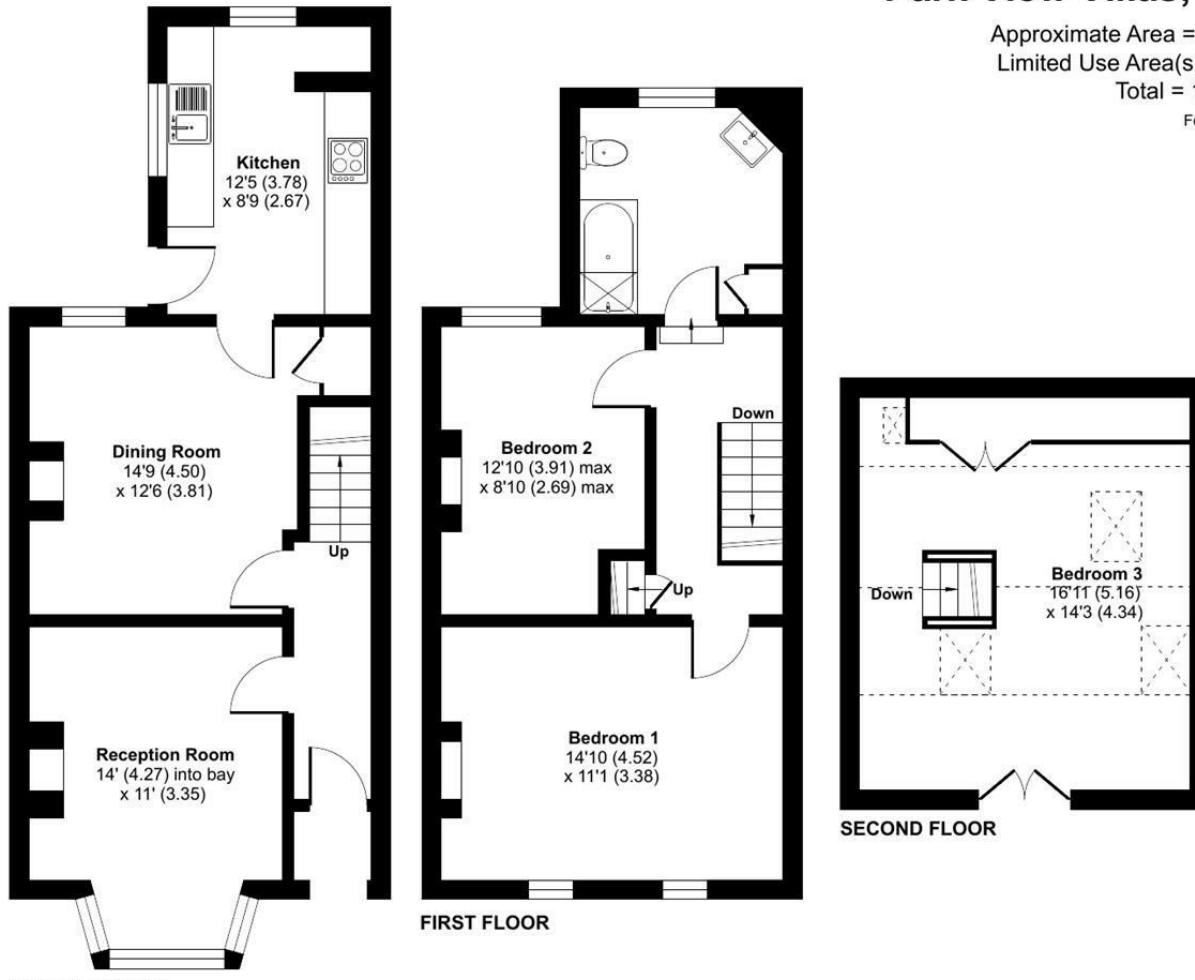
Approximate Area = 1070 sq ft / 99.4 sq m

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



Certified
Property
Measurer

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

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

strakers

For further details 01249 652717
chippenham@strakers.co.uk

In branch | Online | On the move
strakers.co.uk