

Duncan Street, Calne, SN11 9DA

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PROPERTY SALES & LETTINGS









- No Onward Chain
- Conservatory
- Kitchen/Diner
- uPVC Double Glazing
- Freehold Property
- Garage
- pedestrian-only frontage
- First Floor Shower Room
- Gas Combi Boiler

33 Duncan Street, Calne, SN11 9DA

£189,995

Offered to the market with NO ONWARD CHAIN, this two-bedroom terraced home enjoys a peaceful, pedestrian-only frontage within a quiet cul-de-sac, just a short walk from local amenities. The property also benefits from a garage and allocated parking space located in a nearby block to the rear.

The accommodation begins with an entrance porch leading into a cosy sitting room, with a favourable kitchen/dining room to the rear leading through to a conservatory overlooking the rear garden, adding valuable additional reception space that can be enjoyed throughout much of the year.

The first floor has been thoughtfully arranged with a centrally positioned shower room, allowing for two generous double bedrooms to the front and rear of the property, rather than the smaller second bedroom often found in homes of this style.

Outside, the enclosed rear garden has been designed for ease of maintenance and benefits from gated rear access. The front garden is laid mainly to lawn with a pathway leading to the entrance, while a garage and allocated parking space are conveniently located within a nearby block.

The property would now benefit from a degree of cosmetic improvement, presenting an excellent opportunity for a purchaser to update and personalise the accommodation to their own taste. With no onward chain, a practical layout and a convenient location, this is an ideal home for first-time buyers, downsizers or investors alike.





Viewings

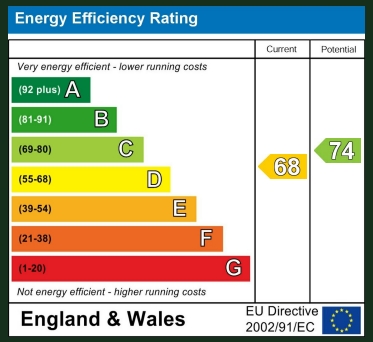
By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band B For year 2026/27 = £2072.92
For information on tax banding and rates, please call Wiltshire Council

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Internet - Up to 1600* Mbps Full Fibre download speed available

"A £50 AML administration fee applies to all successful purchasers."



Energy Efficiency Rating (England & Wales)



Total Area: 645 ft² ... 59.9 m² (excluding garage)

Disclaimer:
These floor plans are provided for guidance only and are not to scale.
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
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