



**Abberd Way, Calne, SN11 8BE**

Calne

**£250,000**

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

In need of modernisation throughout. Good sized three bedroom house with a large garden. Perfect for someone looking for a project.

The Property -

Entrance hallway with staircase to first floor. Living room to rear with large window overlooking the rear garden allowing plenty of natural light. Moving through the property the kitchen / diner is of great size with a variety of wall and base units, freestanding oven and allocated space for a washing machine. A further hallway provides access to the store room and WC as well as access to both the front and rear gardens.

The first floor offers three bedrooms, two of which are doubles and one single. Family bathroom with shower over bath.

The Grounds -

Great sized rear garden with plenty of scope! Currently segregated into two areas; a large patio and large lawn.

The front garden is mainly laid to lawn.

Situation -

Calne, known as the "Town of Discovery," is located in the heart of the scenic Wiltshire countryside. Rich in history, the town is home to architectural gems like the 12th century St. Mary's Church and offers a perfect blend of heritage and modern amenities. Residents enjoy a weekly market, a variety of leisure facilities, and a range of retail and dining options.

Families and professionals alike benefit from excellent local schools and convenient access to both public and private education. The nearby village of Cherhill is home to the iconic White Horse and Iron Age fort, while the stunning heritage sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey, and the Georgian city of Bath are all within easy reach.

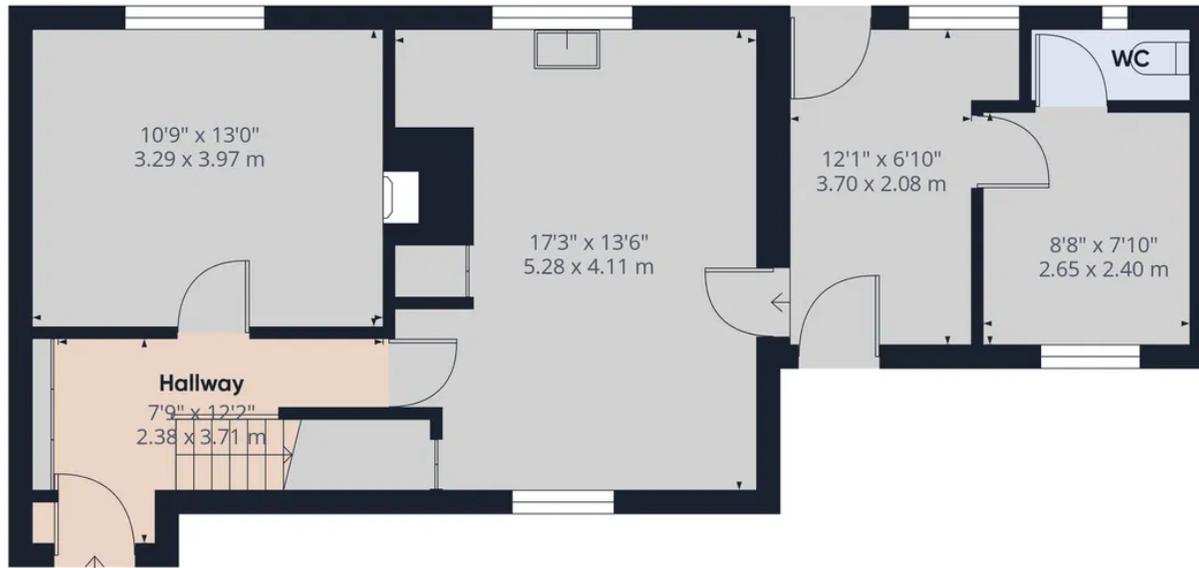
Property Information -

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

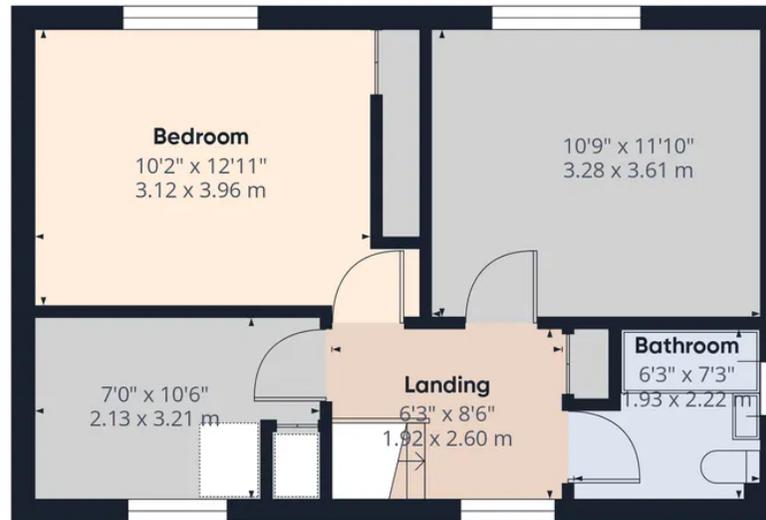
Council Tax - Band C







Ground Floor



First Floor

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

1054 ft<sup>2</sup>

98.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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