



Spreckley Road, Lower Compton
Calne

Offers Over
£300,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Spreckley Road is a well presented three bedroom end of terrace home tucked away at Lower Compton. With three bedrooms, open plan living, a conservatory and a lovely garden with allocated parking this property is a great first time buy.

The Property - Entrance via a uPVC front door into the entrance hallway with doorway into the living room and staircase to first floor. The living / dining room is a open plan providing plenty of space and natural light through it's dual aspect positioning. Adjacent, the kitchen has been thoughtfully upgraded to neutral tones with an integrated single oven, hob and accompanying extractor fan. There is allocated space and plumbing for a washing machine as well as space for a freestanding fridge / freezer. The conservatory to the rear of the property provides further space and could be used as a secondary reception room, garden room, play room etc.

The first floor is home to all three bedrooms. The main bedroom is of good size and has an enviable position at the rear of the property overlooking the garden and nearby trees. The second and third bedroom are located to the front with the third bedroom benefitting from a built in wardrobe and overstairs storage space.

The Grounds - Front garden which is laid to lawn with a pedestrian path to the side of the property. Fully landscaped rear garden, again mainly laid to lawn with a couple of pedestrian paths as well as patio - perfect for the garden furniture. Allocated parking within a residents only area for approx two vehicles.

The Situation - Lower Compton is situated approximately 2 miles from the Wiltshire market town of Calne which provides a comprehensive range of amenities including a choice of shops and supermarkets, sports centre with indoor swimming pool, 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 Chippenham (North Wilts) and Bowood, horse 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.

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

Property information:

Utilities/Services - Mains Electric, Water & Drainage, Electric Heating Throughout

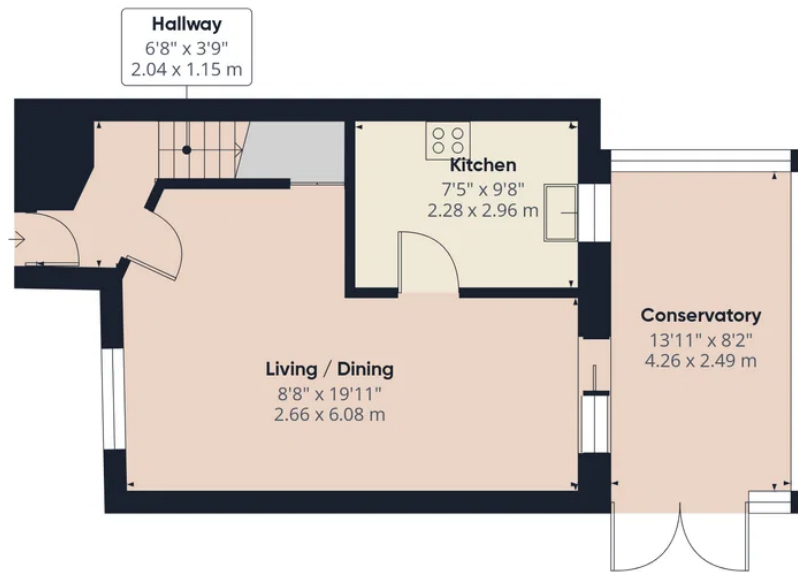
Wiltshire Council Tax - Band B

Tenure - Freehold with a management fee of approx £300 per annum.

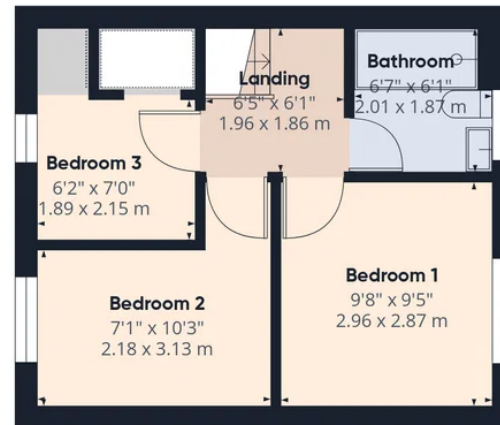
The property benefits from solar panels.







Ground Floor



First Floor

Approximate total area⁽¹⁾

763 ft²

71 m²

(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

Calne Sales

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