22 The Glebe, Calne, SN11 8HB

£235,000

A newly renovated two bedroom bungalow, occupying a fantastic corner plot, and benefitting from sympathetically improved, high-quality accommodation, a spacious, private rear garden, and ample communal parking, offered with the benefit of No Onward Chain.

- Two Bedroom Bungalow - No Onward Chain
- Newly Renovated, High-Quality Accommodation
- Open-Plan Living Space Leading into Separate Dining Area
- Beautifully Appointed Kitchen with Integrated Appliances
- Contemporary Shower Room, Separate Laundry & WC
- Brand New 30kW Worcester Combi Boiler
- Well-Proportioned, Private Rear Garden - Corner Plot
- Ample Communal Parking
- Positioned Next to Calne Recreation Ground
- Perfect First Time Purchase or Downsize Opportunity

Freehold

EPC Rating D

Fully renovated! This fantastic two bedroom bungalow, occupies a spacious and private corner plot, superbly positioned next to the recreation ground in central Calne. The property has been beautifully improved to create a contemporary, and high-quality home, that would make the perfect first time purchase or downsize opportunity. Offered with No Onward Chain.

The accommodation is arranged over a single level, and briefly comprises; storm porch, entrance hall, newly appointed kitchen, which opens into the dining area and through to the sitting room, with rear access. There are two bedrooms, a modern and stylish shower room, and finally a cloakroom / utility room.

Externally the property offers a well-proportioned, private rear garden, which wraps around to the side. The garden is laid predominantly to lawn, with established and pretty borders, and further patio seating and barked areas to the side. There is a side gate with direct access into Calne's recreation ground. To the front, there is ample communal parking spaces available.

Situation
The Glebe is situated close to the Heritage Quarter of Calne, just south of the town centre. Calne boasts 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.

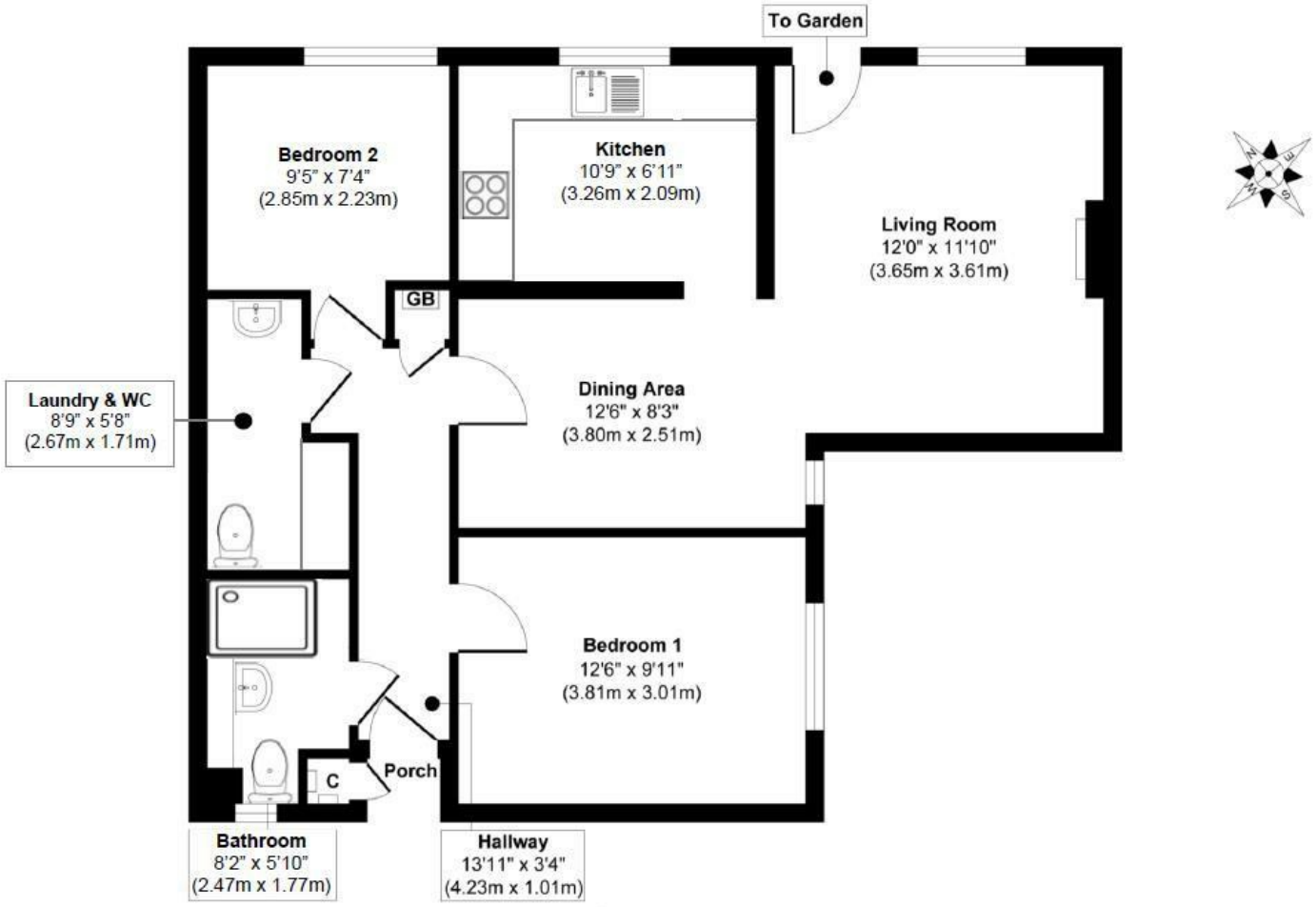
Property Information
Council Tax Band; B

EPC Rating; D

Freehold

Mains Gas, Electricity, Water and Drainage.

Gas Fired Central Heating



Ground Floor

Approx. Gross Internal Floor Area 704 sq. ft / 65.49 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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

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