

Wood Street, Calne

£159,950

Butfield Breach







Wood Street, Calne
£159,950

NO CHAIN. An apartment that is very impressive in size, around 925 sq ft, and is positioned on the top floor of a Grade II listed building. The apartment offers two generous double bedrooms, both of which will happily accommodate a super king bed plus extra furnishings. There is a reception hall with a vaulted ceiling, a study/store room, a large living room, a family bathroom and a dining kitchen. A central apartment close to all town centre amenities.



LOCATION
The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Calne centre has supermarkets, bistros, restaurants and a good selection of independent shops. There are numerous medical centres and pharmacies also. Recent times has seen the opening of a Tesco Superstore on the edge of town and the area has two leisure centres (one with pool), private sports centre within walking distance, numerous primary schools, plus a secondary school.

TOP FLOOR APARTMENT
Carpeted communal hall, landing and stairs to the second-floor entrance door. Private door from the second-floor landing.

RECEPTION HALL
12'9" x 8'0"
At one end of the room is a high vaulted ceiling of around 14ft 6 (4.42m) with a skylight window. The hall is spacious and could be used as a study. Doors open to the living room, bedrooms and study/occasional bedroom. Opening to the inner lobby.

LIVING ROOM
15'9" x 14'4"
Two sash windows look out over the front. There is the focal point of a fireplace (as a feature and currently blocked). The room is spacious and can accommodate a number of sofas and further items of large furniture.

BEDROOM ONE
13'9" x 11'9" widening to 13'0"
A window looks out over the rear. The room can accommodate a super king bed, wardrobes plus further furniture.

BEDROOM TWO
14'3" x 11'0" widening to 13'0"
A sash window looks out over the front. This room can also accommodate a super king bed, wardrobes plus further furniture.

STUDY/STORE ROOM
7'1" x 4'6"
The room could be used as a small study or a handy store.

INNER LOBBY
5'5" x 5'4"
Doors open to the bathroom and to the dining kitchen.

BATHROOM
8'6" x 5'7"
The suite includes a shaped bath with mixer taps and shower attachment. There is a wash basin and a water closet. Window with privacy glass. Tile finishes. Chrome towel rail radiator.

DINING KITCHEN
15'9" x 10'4"
The room is arranged to offer space for a table if required. There is a fitted breakfast bar- ideal for barstools. A window looks out over the rear. Door to the larder cupboard.
There is a selection of fitted wall and floor cabinets with work surfaces. Glass fronted display cabinet. Inset electric oven and hob. Plumbing for washing machine and space for a fridge-freezer.

LARDER CUPBOARD
4'1" x 3'9"
The cupboard has fitted shelves and a window.

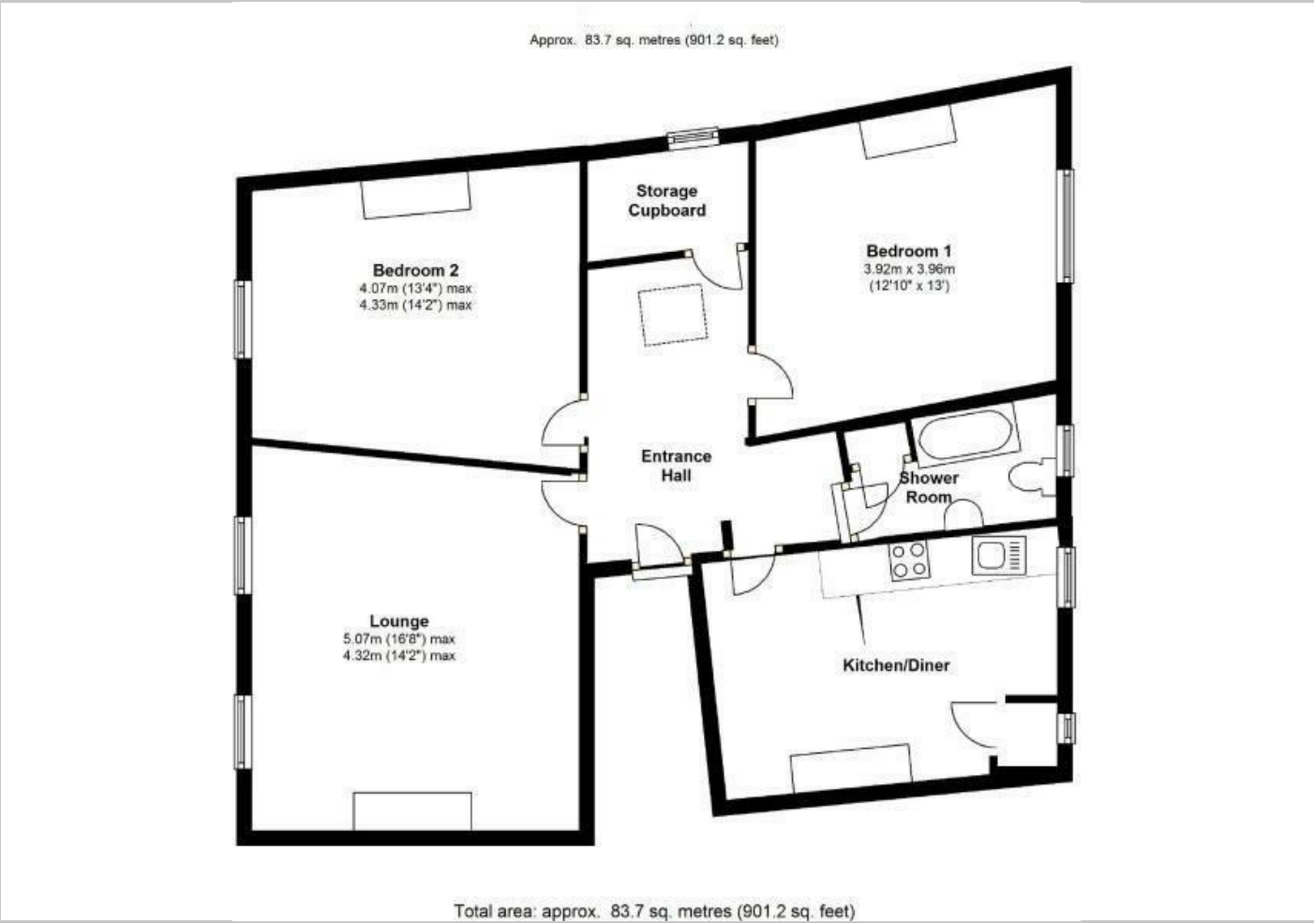






2 The Square, Calne, Wiltshire, SN11 0BY
T: 01249 821110
F: 01249 822457
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

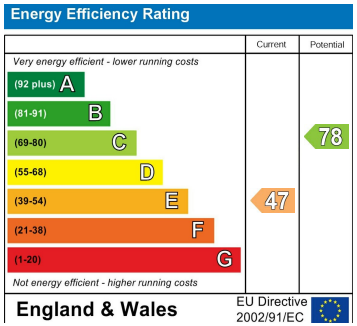
Floor Plans



Area Map



Energy Performance Graph



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.

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.