



London Road, Calne
£264,600



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A charming Victorian end-of-terrace home, ideally situated within easy reach of Calne town centre, local amenities, and providing excellent access to routes south of the town. Offering well-proportioned accommodation throughout, the property features three bedrooms, two reception rooms, an entrance hall, a fitted kitchen, and a family bathroom. Externally, the property benefits from a generous south-east facing garden and a garage, providing useful storage. While some cosmetic updating may be desired in some areas, the property offers an excellent opportunity for purchasers to personalise and enhance a characterful home to their own taste.



Location

Situated at the end of a charming Victorian terrace on London Road in Calne, this property enjoys a convenient location close to a range of local amenities. Nearby are both Holy Trinity Primary School and Kingsbury Green Academy, making it ideal for families. An ASDA Express is within easy reach, while the surrounding countryside offers a variety of scenic walking routes right on the doorstep.

Front Garden

The property is approached via a pedestrian gate and pathway leading to the front entrance. A mature, well-established front garden provides an attractive outlook and a degree of privacy from the pavement.

The Home

Outlined in further detail as follows:

Entrance Hall

The traditional Victorian entrance hall with a further door that provides access to the living room.

Living Room

Positioned at the front of the property, this attractive reception room features a bay window overlooking the front garden. A chimney breast with an electric fire forms a focal point of the room, complemented by bespoke cabinetry and shelving fitted to either side, providing both character and practical storage.

Dining Room

Situated in the centre of the home, this generous dining room comfortably accommodates a large dining suite along with additional display furniture. A staircase rises to the first-floor accommodation with a useful storage cupboard located beneath, providing practical additional storage space.

Kitchen

The fitted kitchen consists of matching wall and base cabinets and set into the worktops, under a window viewing over the rear garden, is a sink and a half with a drainer. Fitted into the kitchen is a five-ring double stove cooker with a matching hood over. Further space allows for a tall fridge freezer, and there is plumbing for a washing machine and a slimline dishwasher.

Bedroom One

The principal bedroom is a generously proportioned double room, featuring two sash-style windows to the front elevation that allow for plenty of natural light. There is ample space for a king-size bed alongside a range of additional bedroom furniture.

Four Piece Family Bathroom

A modern white suite featuring marble-effect wall panels comprising a freestanding double-ended bathtub with a freestanding tap with shower attachment, a separate corner shower cubicle, a pedestal wash basin and a water closet.

Bedroom Three

A generous single bedroom with a window opening over the rear garden. A cupboard houses the wall-fitted combi boiler.

Bedroom Two

Dual aspect with windows front and back. This further double bedroom has a generous space for further bedroom furniture, along with a dressing table or desk if desired.

Externals

Outlined as follows

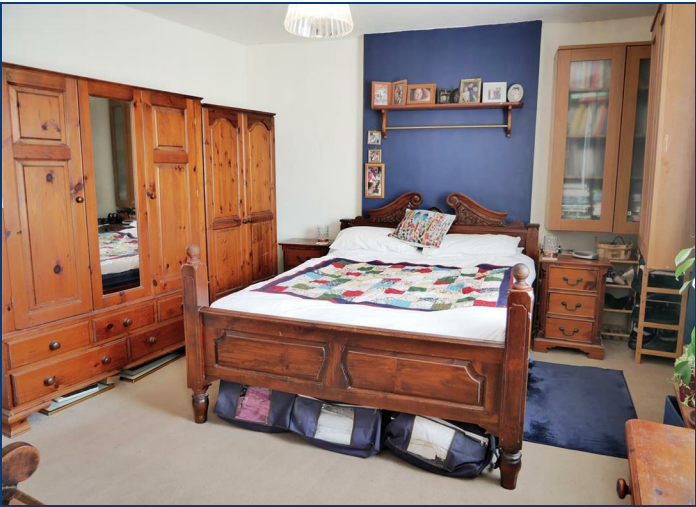
Garden

Enjoying a desirable south-easterly aspect, the generous rear garden provides excellent outdoor space and an exciting opportunity for further enhancement. The garden is well stocked with a variety of mature shrubs and fruit trees. Immediately adjoining the rear of the property is a decked seating area with a sun canopy. Beyond, a further section of the garden offers scope for improvement and landscaping, allowing purchasers to create and maximise its full potential.

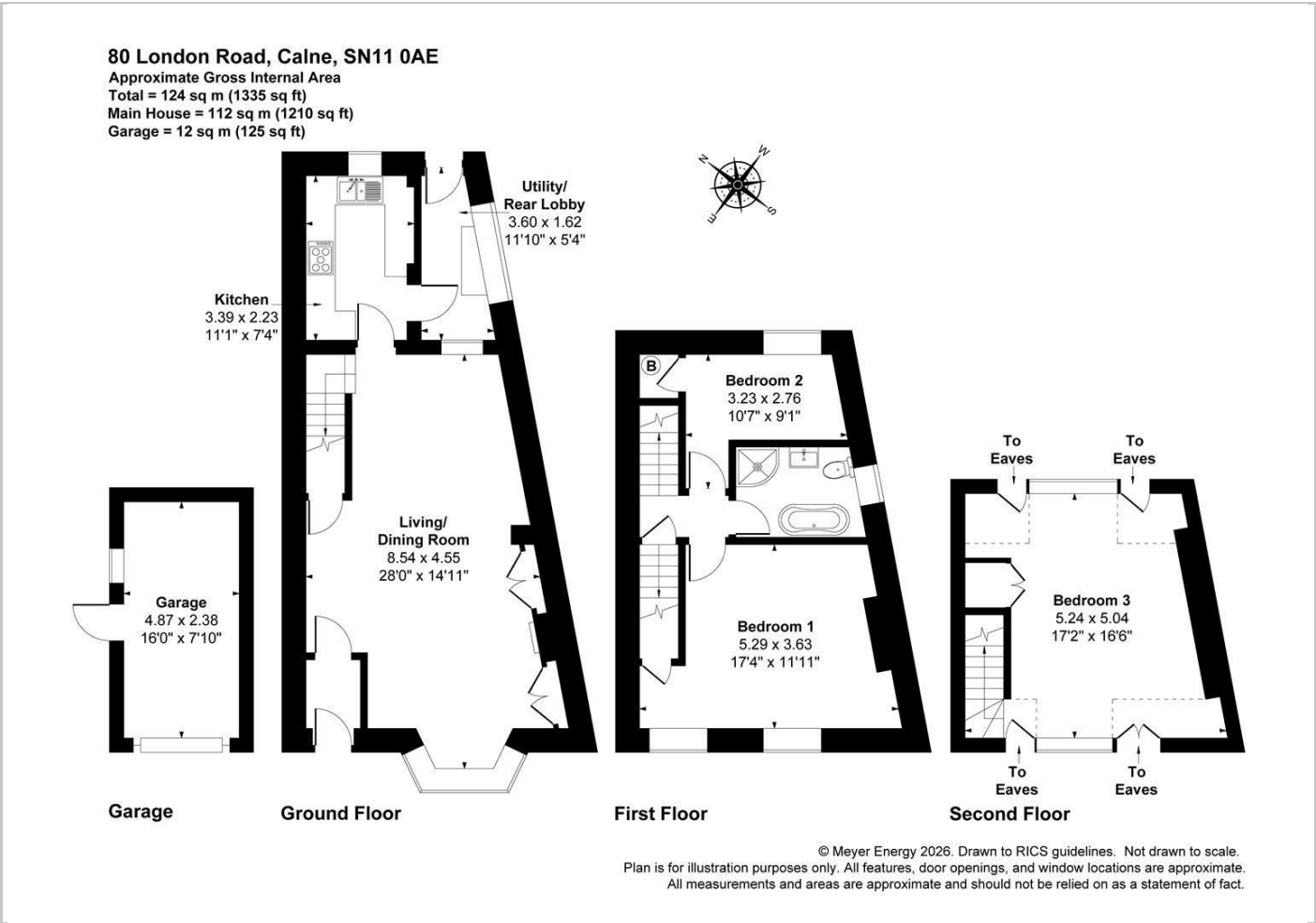
Garage

Located within the rear garden, the garage is accessed via an up-and-over door to the front and a pedestrian door to the side, providing useful storage space.

Please note: We have been advised that there are no vehicular access rights to the garage, and it is therefore suitable for storage purposes only.



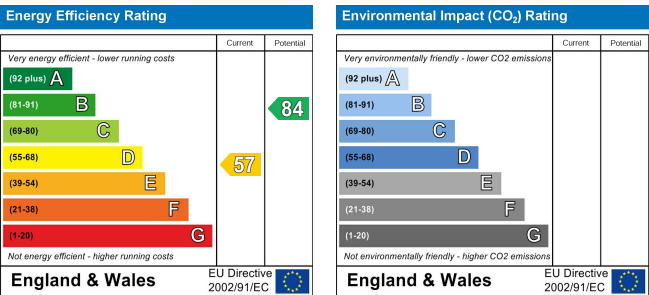
Floor Plans



Area Map



Energy Performance Graph



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