

Old Road, Studley, Calne, SN11 9NF

Calne

Guide Price

£198,000

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

Offered for sale with no onward chain!

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Atwell Martin are delighted to present this charming two-bedroom semi-detached cottage, situated in the sought-after village of Derry Hill.

The accommodation comprises an entrance porch, a light and airy living room featuring a characterful fireplace, a kitchen/dining room with exposed beams, and a bathroom on the ground floor.

Upstairs, the property offers a generous double bedroom with fitted cupboards and wardrobes, along with bedroom two, a good-sized single room that also benefits from a built-in storage cupboard.

Externally, the property features an enclosed front garden, mainly laid to lawn. To the side of the property there is a detached carport with a useful storage room to the rear, as well as a further enclosed garden, also mainly laid to lawn, which backs onto the attractive Bowood fields.

If you are looking for a property full of character and charm, set within a village location and benefiting from parking and useful storage facilities, this could be the perfect home for you.

Situation -

66 Old Road is located down Studley Lane of Derry Hill.

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

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

Wiltshire Council Tax - Band C

Tenure - Freehold



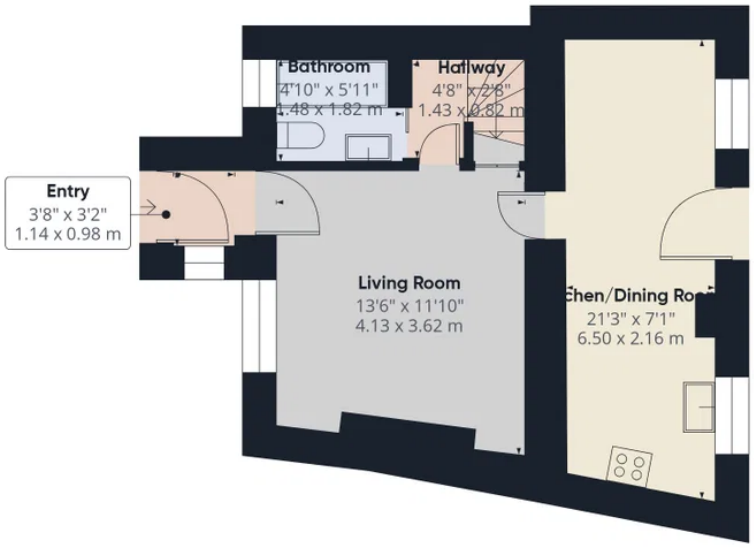




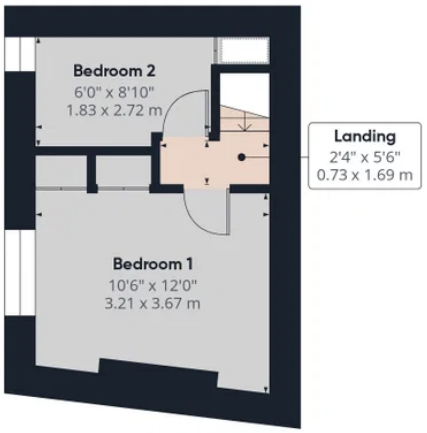




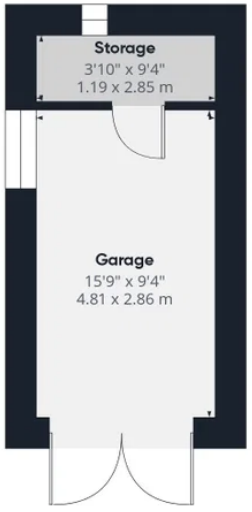




Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Atwell Martin

Approximate total area(1)

741 ft²

68.8 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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