





Jasmine Close, Calne SN11 0QN

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Welcome to

Jasmine Close, Calne

Situated in a popular residential area of the Wiltshire market town of Calne, this one-bedroom mid-terrace home offers open-plan living accommodation, a first-floor bedroom and bathroom, an enclosed rear garden, and two allocated parking spaces. An ideal first-time buy or investment opportunity.

Open Plan Living
The lounge is a bright and inviting reception room, offering ample space for both relaxation and entertaining. A large sliding patio door provides an abundance of natural light and direct access to the rear garden, creating a seamless connection between indoor and outdoor living. The room benefits from neutral décor, practical flooring, and plenty of space for furnishings, making it a versatile and comfortable living area.

Kitchen
The recently refitted Howdens kitchen has been thoughtfully designed to maximise both style and functionality, featuring a modern range of shaker-style wall and base units with complementary work surfaces and attractive tiled splashbacks. Integrated appliances include an electric oven and gas hob with extractor hood over, whilst there is additional space and plumbing for further appliances. A window and half-glazed door provide natural light and access to the front, creating a bright and practical space for everyday living.

Bedroom
A good-sized double bedroom enjoying a window to the rear aspect, providing plenty of natural light. The room offers ample space for a double bed and accompanying furniture, creating a comfortable and relaxing retreat. Radiator and carpeted flooring.

Bathroom
A modern bathroom fitted with a three-piece suite comprising a 'P' shaped bath with rainfall shower and additional handheld attachment over, wash hand basin set within a vanity unit providing useful storage, and WC. Attractive tiled splashbacks complement the contemporary finish, while the room benefits from stylish flooring and an extractor fan.

Rear Garden
The rear garden is predominantly laid to lawn, offering a generous outdoor space ideal for gardening enthusiasts, or those looking to relax and entertain. Enclosed by fencing to provide a good degree of privacy, the garden also benefits from a paved patio area, perfect for outdoor seating and dining. A useful garden shed provides additional storage, while gated rear access adds further convenience.

Parking
The property further benefits from two allocated parking spaces, providing convenient off-road parking for residents and visitors alike.

Agent Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."









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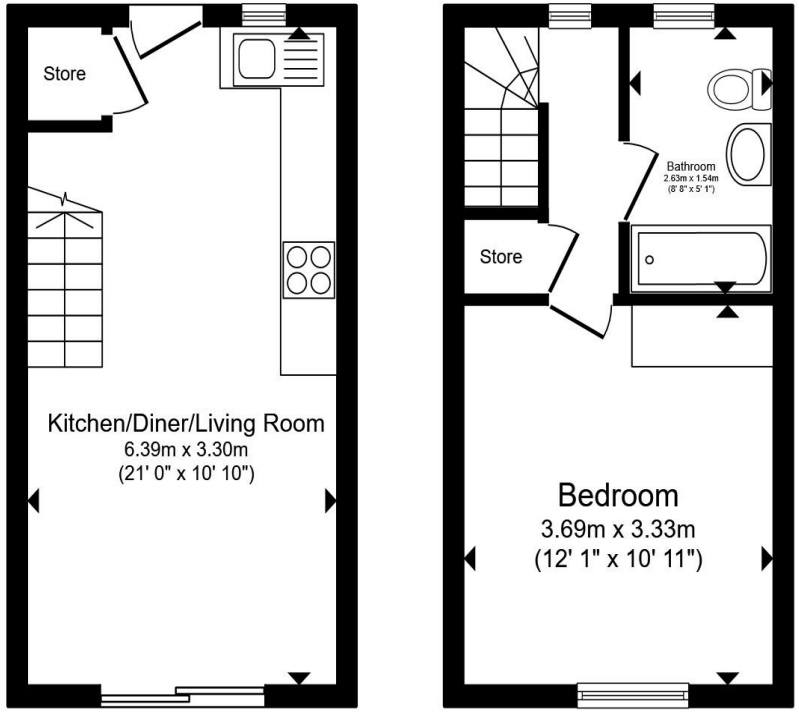
Welcome to

Jasmine Close, Calne

- Sought-After Residential Location
- Open-Plan Living Accommodation
- Ideal First-Time Buy or Investment Opportunity
- Enclosed Rear Garden
- Two Allocated Parking Spaces

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£200,000



Total floor area 42.2 m² (454 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
CLN110154 - 0002

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