

richard  
james



4 Carnegie Mews, Calne, SN11 0SQ

Offers Over £245,000



## IN A NUTSHELL



NO CHAIN!!

A newly renovated, well presented, modern, end of terrace house with well enclosed garden and parking placed in the heart of the town, the home is on the doorstep of excellent town centre facilities.

The property has the perfect mix of character and modern attributes and is well proportioned over two floors. The ground floor comprises of hallway, downstairs cloakroom, open plan layout connecting the living room, dining room, and stunning kitchen breakfast room, creating a spacious and sociable atmosphere, ideal for both everyday living and entertaining guests. The ground floor is complete with conservatory overlooking the garden.

Upstairs are three well-sized bedrooms and a refitted bathroom ensuring modern comfort.

There is parking to the rear of the property for two vehicles and a good-sized, low maintenance, rear garden with patio offering great outdoor space for relaxation and enjoyment, perfect for hosting gatherings or simply enjoying the outdoors.

Welcome Home...

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





# EXCEPTIONAL SERVICE

Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5\* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

**CALL US FOR A FREE VALUATION ON YOUR PROPERTY...**

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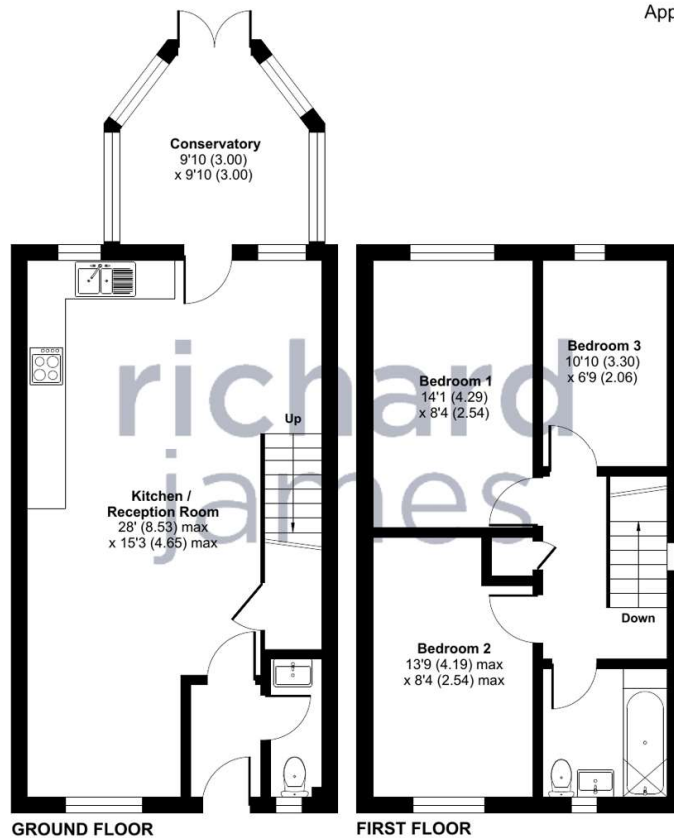
139 High Street | Royal Wootton Bassett | SN4 7AY

| 01793 311 019

lukehumphries@richardjames.uk

Find me on [incentivised.com/Luke Humphries](https://www.incentivised.com/LukeHumphries)

Approximate Area = 952 sq ft / 88.4 sq m  
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Richard James. REF: 1139368

### Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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