



Church View, Calne, SN11 0FB

guide price **£299,995**

**richard
james**



freehold energy
efficiency rating

C

NO CHAIN!!

This immaculate three-bedroom home is tucked away in a tranquil cul-de-sac on the desirable south side of Calne. The property boasts a bright and spacious lounge with solid oak flooring and French doors leading to the garden, a sleek modern kitchen with integrated appliances, and a downstairs cloakroom for convenience. Upstairs, the master bedroom includes built-in wardrobes and an en suite, along with two additional well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property offers a private walled garden with a sun terrace—perfect for entertaining—and a low-maintenance lawn. There is also a garage with useful storage space and off-street parking.

Calne is a charming market town in Wiltshire, known for its historic character and picturesque surroundings. The town provides excellent access to the A4, M4, and train services to London from nearby Chippenham, as well as a range of local amenities and outstanding schools, making it a great choice for families and commuters alike.

Welcome Home...



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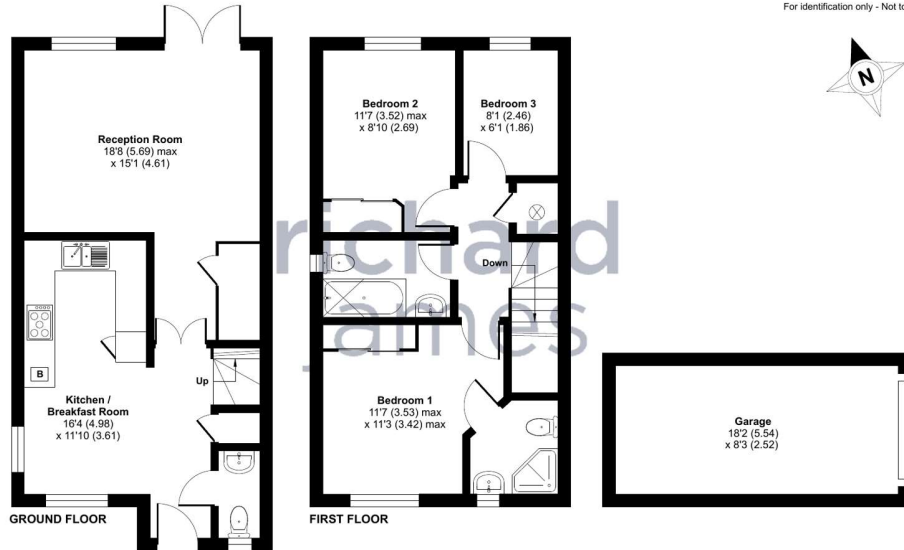


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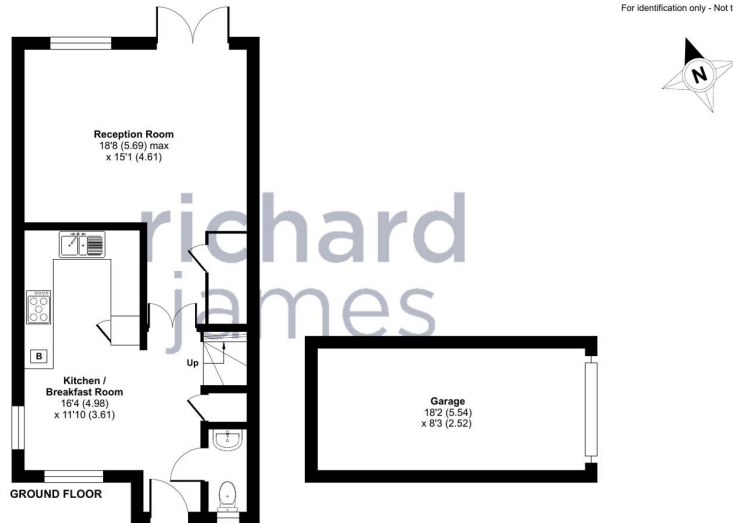


Approximate Area = 884 sq ft / 82.1 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 1034 sq ft / 96 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Richard James. REF: 1193635

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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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