

Sold

4 BEDROOM TERRACED | OLDBURY PRIOR, SN11 | £250,000



## DESCRIPTION

Modern four bedroom mid-terrace townhouse with superbly proportioned and well presented accommodation arranged over three floors. The light and airy living space comprises an open plan kitchen / breakfast room and spacious living room on the ground floor, with French doors opening to a pretty rear garden which benefits from a lovely aspect and a good degree of privacy, backing on to Holy Trinity Church. The first floor offers two double bedrooms and a smartly presented bath and shower room that has been stylishly refitted, with the upper floor providing two further double bedrooms and a shower room.

Ideally located on the sought after southern side of Calne, the property provides excellent access to local amenities, through routes and recreational facilities. The nearby village of Quemerford provides a village shop and post office, the Talbot Inn and the highly regarded Holy Trinity Primary School whilst Kingsbury Green Academy is within a short walk. Blackland Lakes and nature reserve are just over half a mile away and the National Trust owned Calstone and Cherhill Downs provide a plethora of walking and riding adventures.

Calne itself offers a good range of shops and amenities while a wider range of facilities can be found in the nearby towns of Chippenham (7.5 miles) which provides a mainline train service to London Paddington (1h 9mins), Devizes (7.7 miles) and Marlborough (12.5 miles).

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: C

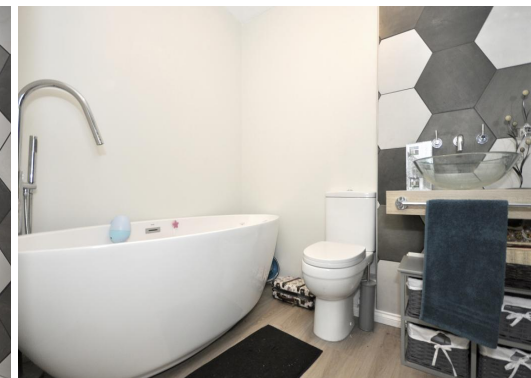
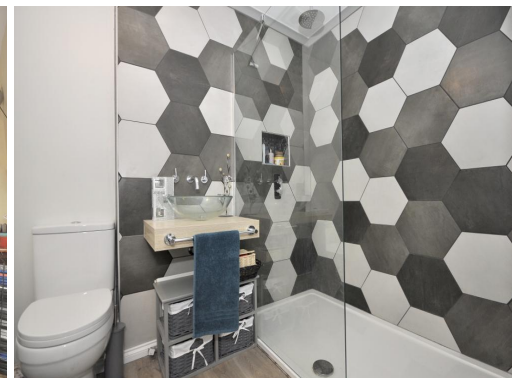
All mains services connected

£15pcm is payable to a management company which covers the cost of maintaining communal areas, bin stores, parking and insurance.



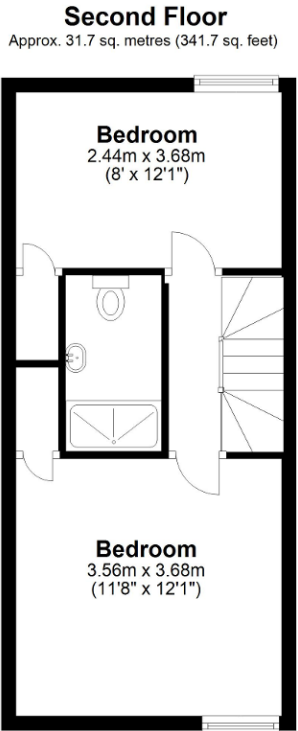
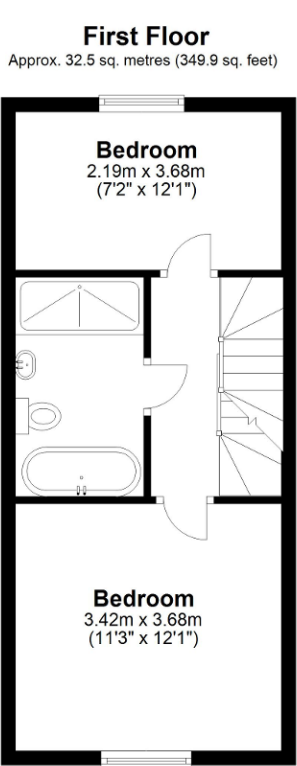
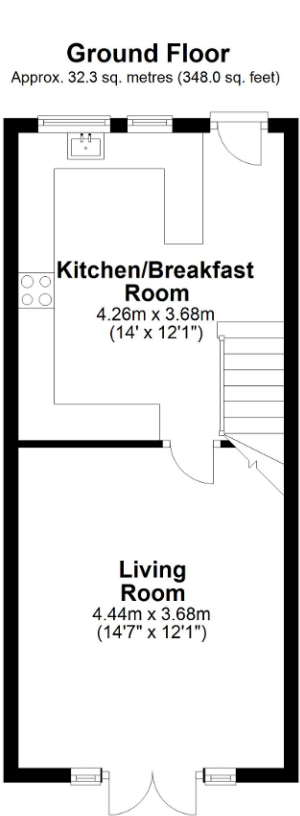
## KEY FEATURES

- Modern townhouse
- Open plan kitchen / breakfast room
- Bathroom and shower rooms
- Allocated parking for two cars
- Four bedrooms
- Spacious living room
- Ideally situated in quiet location
- Close to local amenities









Total area: approx. 96.6 sq. metres (1039.7 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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