

Sold

3 BEDROOM END TERRACED | OLDBURY PRIOR, SN11 | £230,000



## DESCRIPTION

Modern end of terrace house providing immaculately presented, light and airy accommodation in a quiet cul-de-sac location. The well balanced living space provides three good size bedrooms and family bathroom on the first floor, whilst downstairs a reception hallway with cloakroom leads to a dual aspect living room and a smartly appointed fitted kitchen / breakfast room, with open plan styling through to a stunning conservatory which runs the width of the property. An integral garage provides off road parking and there are well maintained, low maintenance gardens found to both front and rear. Offered with no onward chain.

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).

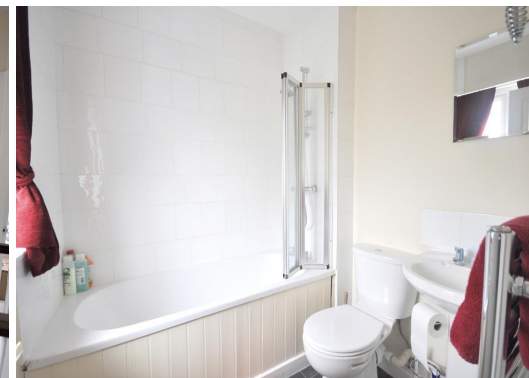
Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: C  
EPC Rating: D  
All mains services connected





## KEY FEATURES

- Modern end of terrace house
- Dual aspect living room
- Stunning conservatory
- Gardens to front and rear
- Presented to a high standard
- Three bedrooms
- Fitted kitchen / breakfast room
- Integral garage
- No onward chain
- Quiet cul-de-sac location

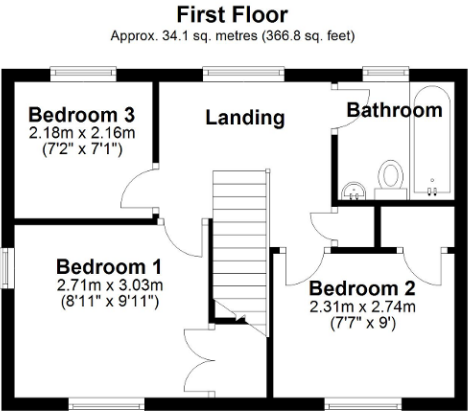
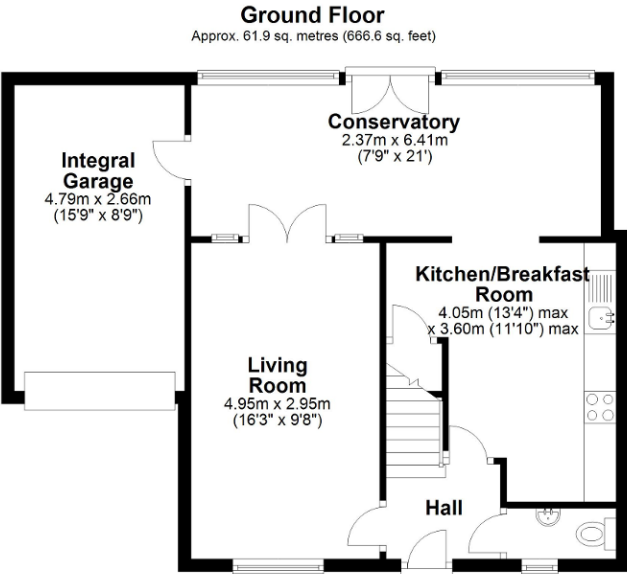






ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81  B
69-80	C		
55-68	D	56  D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 96.0 sq. metres (1033.4 sq. feet)

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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