

Sold

4 BEDROOM SEMI-DETACHED | THE RISE, SN11 | £285,000

DESCRIPTION

Superbly proportioned link semi-detached house pleasantly positioned on the Southern side of Calne, offering accommodation arranged over three floors that provides four bedrooms (three of which are good size doubles), family bathroom, large open plan lounge / dining room with access to a rear conservatory; fitted kitchen with useful utility room, downstairs cloakroom and integral garage. The property would benefit from cosmetic updating but provides a wonderful opportunity for any prospective buyer to put their own stamp on the property. Externally there is ample off-road parking to the front whilst to the rear there is a large Southerly facing lawned garden with separate patio areas offering plenty of space for outside entertaining.

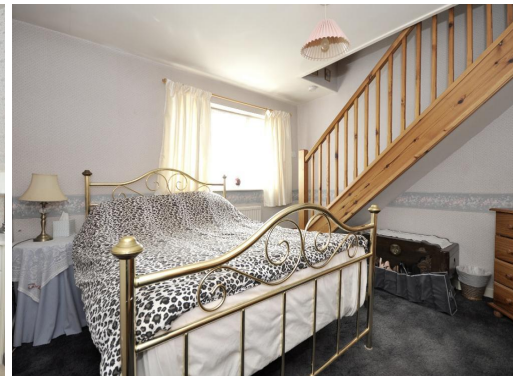
Pleasantly located on the Southern side of town between the village of Quemerford and Calne itself, the property is ideally located to take advantage of a good range of local amenities and has good access to the A4. Blackland Lakes and the Calstone and Cherhill Downs are both within close proximity and provide beautiful countryside walks and access to wide open spaces. Holy Trinity Academy and Kingsbury Green Academy which respectively provide primary and secondary education are both within a short walk, as is Quemerford Post Office and village shop.

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

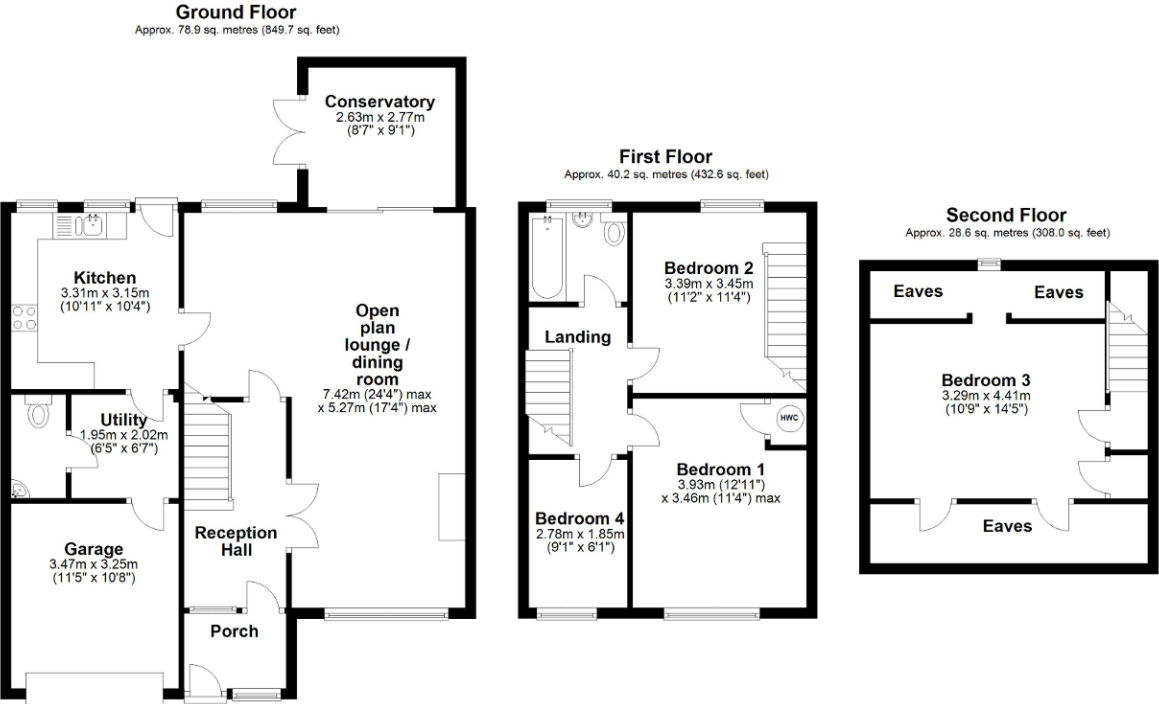


KEY FEATURES

- Semi-detached house
- Open plan lounge / dining room
- Downstairs cloakroom
- Integral garage
- Gas central heating
- Four bedrooms
- Fitted kitchen with useful utility room
- Stunning South facing garden to rear
- Ample off road driveway parking
- Highly regarded residential location







Total area: approx. 147.7 sq. metres (1590.3 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 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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