

Appleby &
Townend
ESTATE AGENTS

Sold

3 BEDROOM SEMI-DETACHED | NIGHTINGALE WAY, SN11 | £290,000

DESCRIPTION

Ideally situated in a lovely leafy cul-de-sac on the edge of the ever popular Lansdowne Park development, this three/four bedroom semi-detached townhouse offers wonderfully spacious accommodation arranged over three floors. On the ground floor the reception hallway leads to a large open plan living room, a well appointed kitchen / breakfast room and downstairs WC. The first floor provides two generous double bedrooms and family bathroom, whilst the upper floor offers a master bedroom suite with en-suite facilities and a further bedroom / dressing room. Externally there is a fully enclosed landscaped garden to the rear with private access to a single garage.

Nightingale Way is ideally positioned to the North-West of Calne town centre and is well placed to take advantage of local amenities and through routes. There is quick access to the bypass which in turn provides excellent road links to nearby Chippenham (7.2 miles) and Swindon (15.7 miles). There is also a good choice of schooling nearby with Fynamore Primary School within an easy level walk.

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

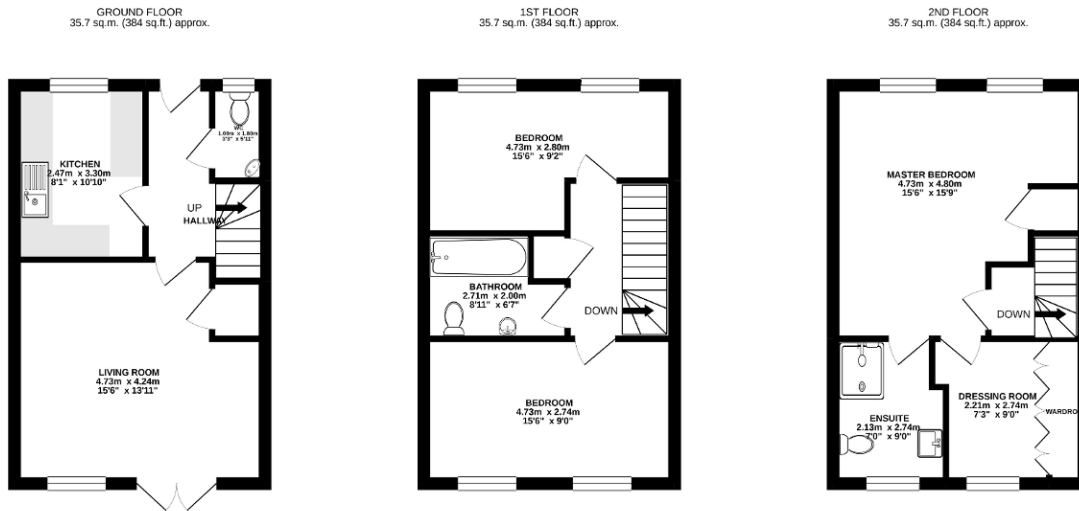


KEY FEATURES

- Semi-detached townhouse
- 3 or 4 bedrooms
- Spacious kitchen / breakfast room
- Garage in block
- Gas central heating
- Quiet, leafy cul-de-sac location
- Large open plan living room
- Private enclosed rear garden
- Well presented accommodation
- Double glazing throughout







TOTAL FLOOR AREA : 107.0 sq.m. (1152 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 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.

APPLEBY & TOWNEND

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