

Sold



4 BEDROOM TOWN HOUSE | 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 a reception hallway which leads to a recently refitted kitchen and spacious living room on the ground floor, with French doors opening to a pretty, low maintenance, South-West facing rear garden which benefits from a lovely aspect and a good degree of privacy. 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. 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: C
All mains services connected

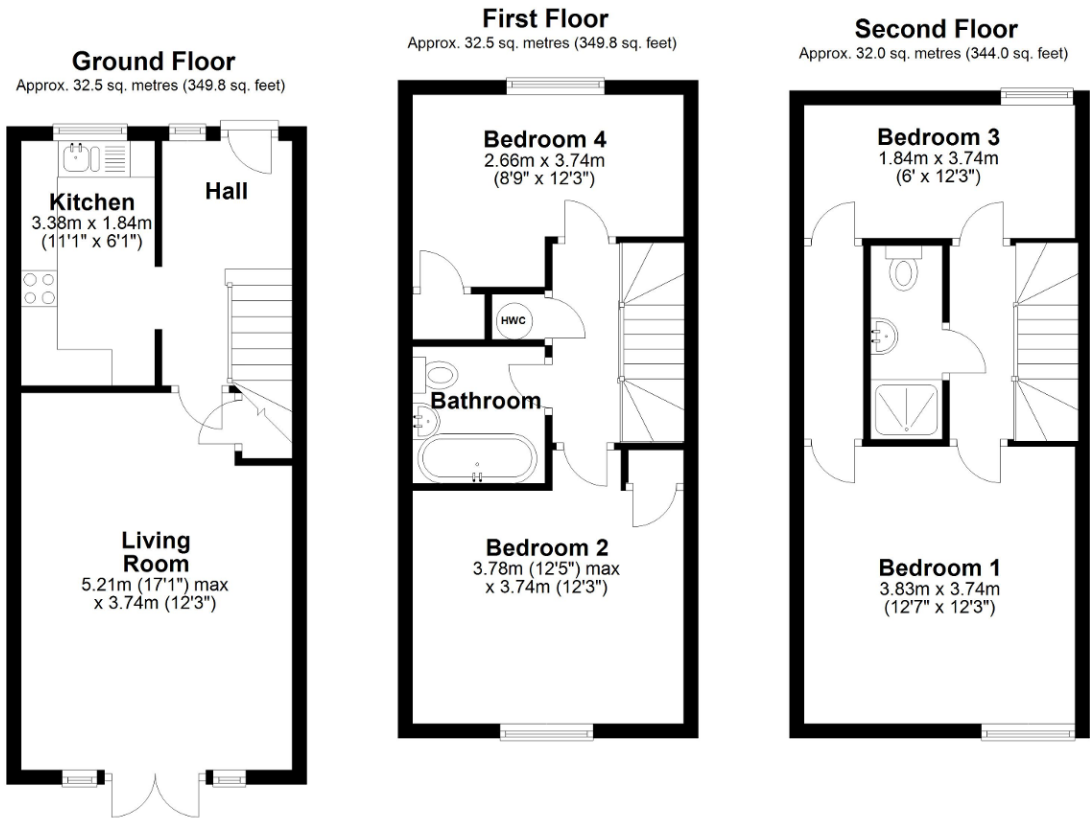


KEY FEATURES

- Four bedroom townhouse
- Additional shower room
- South-West facing garden
- Presented to a good standard
- Close to local schools
- Refitted kitchen and bathroom
- Spacious living room
- Allocated parking for 2 vehicles
- Ideally situated in quiet location
- No onward chain







Total area: approx. 96.9 sq. metres (1043.5 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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

4D Broad Lane Farm
Seend
Melksham
Wiltshire, SN126RJ

Tel: 01225 983 910
E-mail: help@applebyandtownend.co.uk
Web: www.applebyandtownend.co.uk