





## DESCRIPTION

Modern semi-detached house ideally situated in a larger than average plot within a quiet cul-de-sac. The accommodation provides two double bedrooms and a refitted bathroom on the first floor, whilst downstairs there is a large open plan living room, fitted kitchen and reception hallway. Externally there is a gravelled area of parking directly to the front in addition to a gated driveway to the side which leads to the South-easterly facing lawned rear garden. The gas central heating system has been upgraded within the last 5 years and the property is double glazed throughout. Offered with no onward chain.

Magnolia Rise is a popular residential cul-de-sac positioned on the favoured Southern fringes of Calne. Offering excellent access to Kingsbury Green Academy and Calne Leisure Centre both a five minute walk away and the town centre just under a mile away. Pleasantly situated on the edge of the North Wessex Downs hill range, a designated Area of Outstanding Natural Beauty, there is ample opportunity to explore and enjoy the beautiful surrounding countryside.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: B

EPC Rating: C

All mains services connected. Gas fired central heating.





## KEY FEATURES

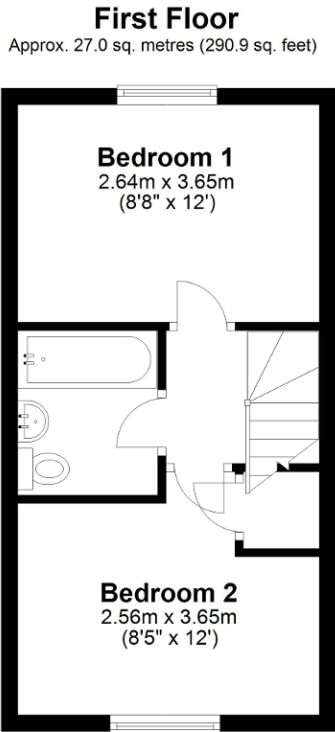
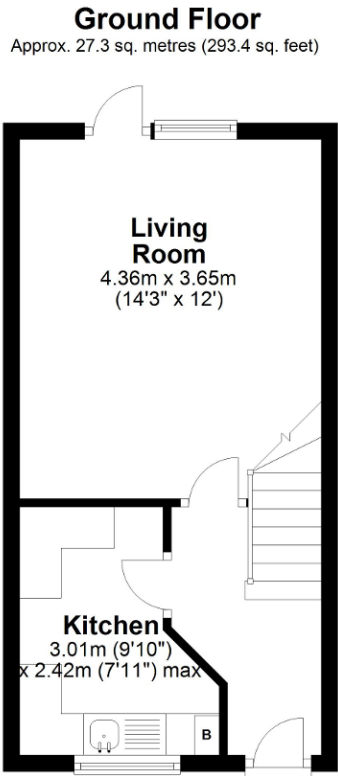
- Modern semi-detached house
- Refitted bathroom
- Spacious living room
- South-east facing garden
- Double glazed
- Two double bedrooms
- Fitted kitchen
- Larger than average plot
- Gas central heating
- No onward chain











Total area: approx. 54.3 sq. metres (584.3 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88  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](mailto:help@applebyandtownend.co.uk)  
Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)