



5 Wood Street, Calne
Asking Price £189,950



NO CHAIN! STUNNING! Forming part of a converted period building is this grade II listed, two bedroom apartment. The home has been finished to an excellent standard and features excellent modern touches throughout. There are two generous bedrooms both benefiting from integrated wardrobes. The bedrooms are complimented by a fully integrated dining kitchen and a gorgeous living room. Also, there is a cloakroom and a bathroom with a double sink vanity unit. The apartment has been finished with wooden shutters throughout.



The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Calne centre has supermarkets, bistros, restaurants and a good selection of independent shops. There are numerous medical centres and pharmacies also. Recent times has seen the opening of a Tesco Superstore on the edge of town and the area has two leisure centres (one with pool), private sports centre within walking distance (with pool), numerous primary schools plus a secondary school.

ACCESS AND AREAS NEARBY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

STREET LEVEL ENTRANCE

A covered door opens to a stair case that rises to the first floor landing. Access into the flat via a further door.

ENTRANCE HALL

The entrance hall leads to both double bedrooms, both the cloakroom and the family bathroom, as well as the living room and kitchen breakfast.

CLOAKROOM

The cloakroom comprises of a wash basin, water closet and chrome heated towel rail. Tiled finishes.

LIVING ROOM

16' x 15'2 (4.88m x 4.62m)

A large set of windows with shutters add lovely character to this spacious living room. The room will allow for multiple sofas and further living room furniture.

KITCHEN BREAKFAST

15'7 x 9'10 (4.75m x 3.00m)

A fully integrated kitchen comprising of matching wall and base cabinets. Integrated there is a fridge, dishwasher and washing machine. There is a natural area for a moderate table and chairs. Beneath a window that views out the rear of the home is a sink and a half with drainer.

MASTER BEDROOM

14'3 x 11'5 (4.34m x 3.48m)

The master bedroom will allow for a king size bed and further bedroom furniture. This room benefits from fitted wardrobes.

BEDROOM TWO

12'10 x 9'5 (3.91m x 2.87m)

Bedroom two will also allow for a king size bed and further bedroom furniture.

FAMILY BATHROOM

Tiled throughout is the family bathroom. Featuring a chrome towel rail, two sinks set into a vanity unit both with their own mirrors. There is a bath with shower over.

To arrange a viewing please contact Butfield Breach on 01249 821 110.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Directions: For exact location please contact Butfield Breach on 01249 821 110.

