



📍 4 Edreds Court, Calne, Wiltshire, SN11 8BA

🏠 Price Guide £280,000

OFFERED WITH NO ONWARD CHAIN-Close to The Merchants Green is this well presented, unique Victorian semi-detached property with three large bedrooms and allocated parking making up part of a small exclusive development in the Heart of the Heritage Quarter.

- Offered With No Onward Chain
- Unique Victorian Property
- Heritage Quarter of Calne
- Three Bedrooms
- Flexible Accommodation
- Parking for Two Vehicles
- Use of Communal Garden
- Close to Local Amenities

🏡 Freehold

🏠 EPC Rating C



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Flexible accommodation comprises large entrance hall with fitted cloaks cupboard. The spacious "L" shaped living/dining room is a lovely size enjoying a dual aspect. The modern fitted kitchen includes oven, hob and integrated fridge/freezer and washer/dryer. Also situated to the first floor is a great size double bedroom with fitted wardrobes and a shower room with heated towel rail.

To the first floor there are two further double bedrooms and a bathroom with shower over. The principle bedroom enjoys bespoke fitted wardrobes.

The exterior offers parking for two vehicles close to the front door and a pleasant communal garden. The garden features exposed stone walls and has a large patio seating area. There is also a screened communal bin store.

Situation

The Heritage Quarter - The area surrounding the home has been recently classed as a Heritage Quarter as it is steeped in History. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Marys Courtyard which has a Bistro. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities.

Property Information

Council Tax Band; E

Freehold

Mains gas, electricity, water and drainage

Gas Central Heating

EPC Rating; C



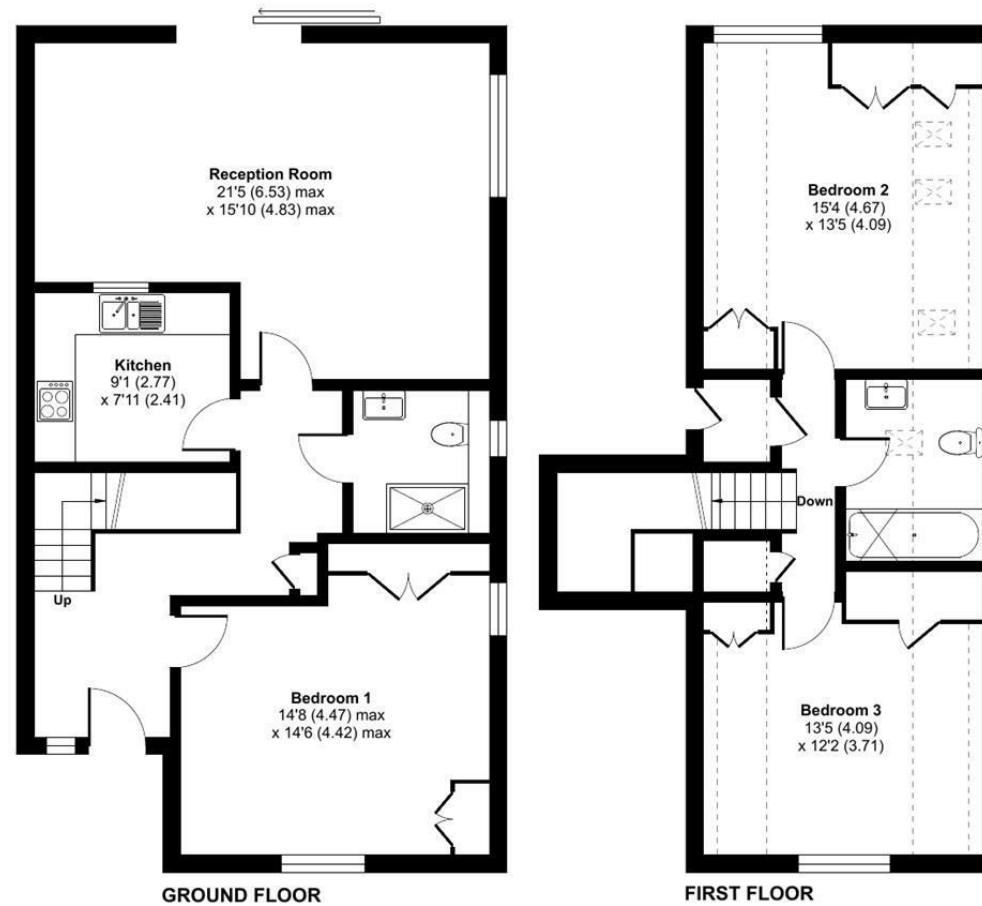
Edreds Court, Calne, SN11

Approximate Area = 1078 sq ft / 100.1 sq m

Limited Use Area(s) = 240 sq ft / 22.2 sq m

Total = 1318 sq ft / 122.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1227468

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