



📍 24 Newbury Avenue, Calne, Wiltshire, SN11 9UN

🔗 Offers In Excess Of £225,000

A tidy, and well-presented two bedroom terraced house, with private rear garden, and two allocated parking spaces, superbly positioned within a popular residential area in Calne, sold with the benefit of No Onward Chain.

- Attractive Bay-Fronted Terraced House
- Two Double Bedrooms
- Principal Bedroom with En-Suite Shower & Basin
- Well-Presented Throughout
- Private, Enclosed Rear Garden
- Allocated Parking for Two Vehicles
- No Onward Chain - Quick Sale Possible
- Ideal First Time Purchase
- Popular Residential Area
- Close to Schools & Amenities

🏠 Freehold

🏠 EPC Rating D



OFFERED WITH NO ONWARD CHAIN - Located within a popular residential area in Calne is this well presented. two-bedroom terraced property with two off street allocated parking spaces and a pleasant enclosed rear garden. The property would be ideal first-time buyers property.

Accommodation over two floors comprises; entrance porch with w/c. A nice size, bay fronted living room with stairs leading up to the first floor also providing access to a well appointed fitted kitchen/diner providing external access to the rear garden.

To the first floor, there are two bedrooms and a bathroom. The principal bedroom enjoys an en-suite shower and basin.

Externally, the rear garden is mainly laid to lawn with a useful timber storage shed and convenient rear access to the property. Further benefits include gas central heating.

Situation

Calne boasts a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at North Wilts and Bowood, riding at Hampsley Hollow and fishing and walks at Blackland Lakes.

Property Information

Tenure; Freehold

Mains Gas, Electricity, Water & Drainage

UPVC Double Glazing & Gas Central Heating

EPC Rating; D

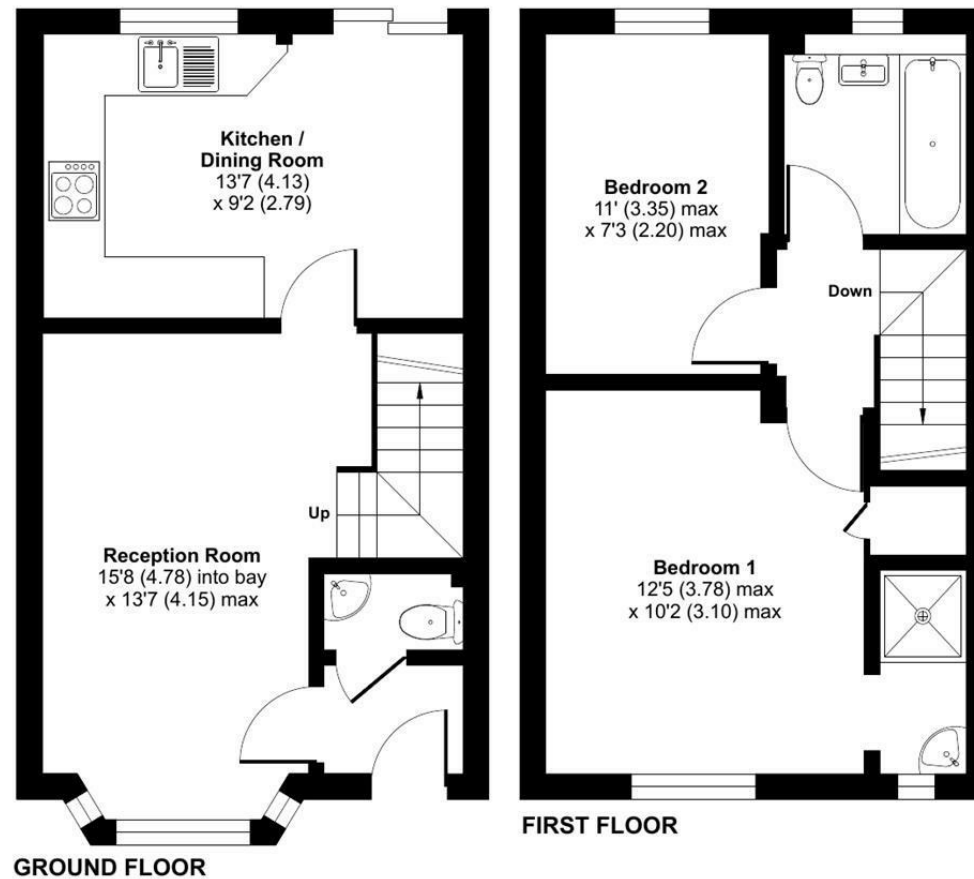
Council Tax Band: B



Newbury Avenue, Calne, SN11

Approximate Area = 657 sq ft / 61 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). © nitchecom 2025. Produced for Strakers. REF: 1361484

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