



📍 9 Ogilvie Square, Calne, SN11 8NS

🏠 Price Guide £250,000

A well-located and well-proportioned two double bedroom bungalow, benefitting from modern kitchen, wet room and garden room, superbly positioned only a short walk from Calne town centre. Offered with No Onward Chain.

- Bungalow
- Well-Proportioned Accommodation
- Two Double Bedrooms
- Modern Fitted Kitchen
- Superb Wet Room
- Lovely Garden Room
- Well-Enclosed Rear Garden
- No Onward Chain
- Close to Town Centre

🏡 Freehold

🏠 EPC Rating D



A well-located and well-proportioned two bedroom bungalow, superbly positioned only a short walk from Calne town centre. Offered with No Onward Chain.

The accommodation is arranged on one level, and briefly comprises; entrance porch, entrance hall, large sitting / dining room, modern fitted kitchen, superb garden room, stylish wet room, and two double bedrooms, one of which benefits from fitted wardrobes.

Externally there is a well-enclosed rear garden, with largely decked and patio paved areas. Parking is readily available however it is NOT allocated.

Situation

The property is conveniently situated within walking distance of the town centre, with good access to 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. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

Property Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: TBC

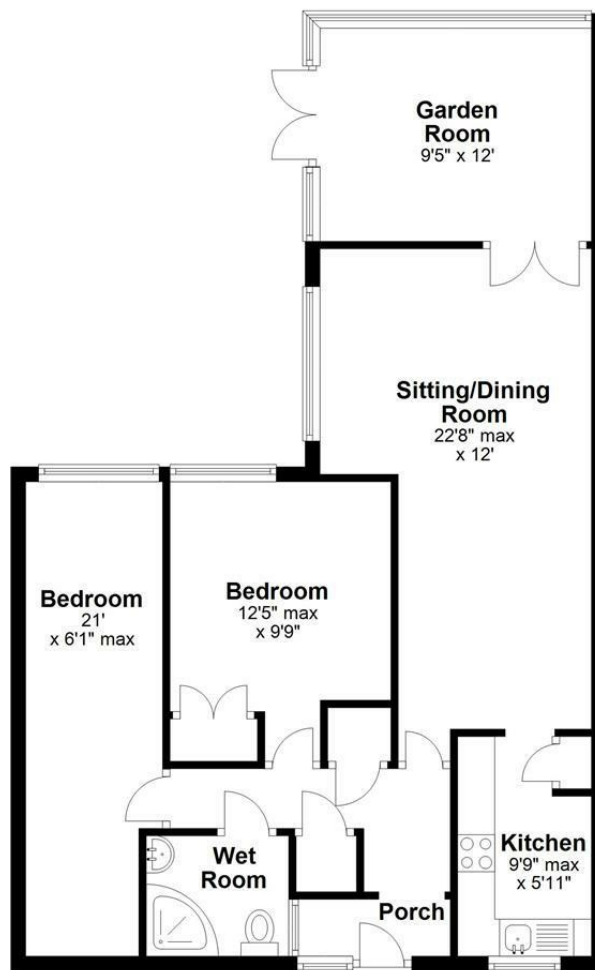
Mains Electricity, Water & Drainage

Electric Heating



Ground Floor

Approx. 767.3 sq. feet



Total area: approx. 767.3 sq. feet

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.