



Lovage Lane, Calne, SN11 8GR

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS





- Two Double Bedroom Semi-Detached
- Generous Rear Garden
- Fitted Kitchen
- Fitted Wardrobes
- No Onward Chain
- Beautifully Presented Throughout
- Lounge/Diner
- Downstairs WC
- Family Bathroom
- 2/3 Car Driveway Parking

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# 7 Lovage Lane Calne, SN11 8GR

**£255,000**

For sale with NO ONWARD CHAIN is this beautifully presented TWO DOUBLE BEDROOM semi-detached home with a generous non-overlooked rear garden and generous driveway parking to the side, situated on the popular development of High Penn Park.

The accommodation internally offers an entrance hallway with stairs to the first floor landing, cloakroom, modern kitchen with integral appliances and a living/dining room with patio doors opening to the rear garden.

The first floor landing leads to two double bedrooms both benefiting fitted wardrobes and a beautiful bathroom with a fully tiled bath & shower over.

Externally, there is parking for at least two vehicles to the side with rear gated access to a fully enclosed,

non-overlooked landscaped garden with a large patio seating area, garden laid to lawn with a well stocked flower bed surround.

Further benefits include uPVC double glazing and gas radiator central heating.

All in all, a beautiful property which must be viewed. For more information or to arrange a viewing simply contact Alan Hawkins Property Sales today.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2242.13  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Internet - Full Fibre - Up to 1600\* Mbps  
available download speed

Service Charge: Approximately £285 per annum












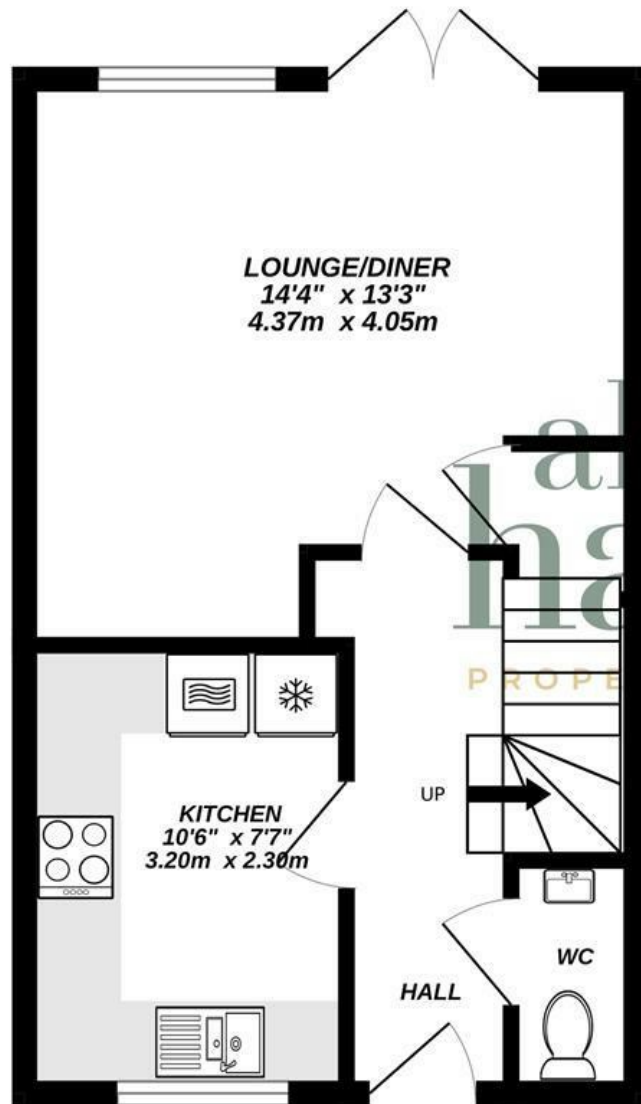


### Energy Efficiency Rating

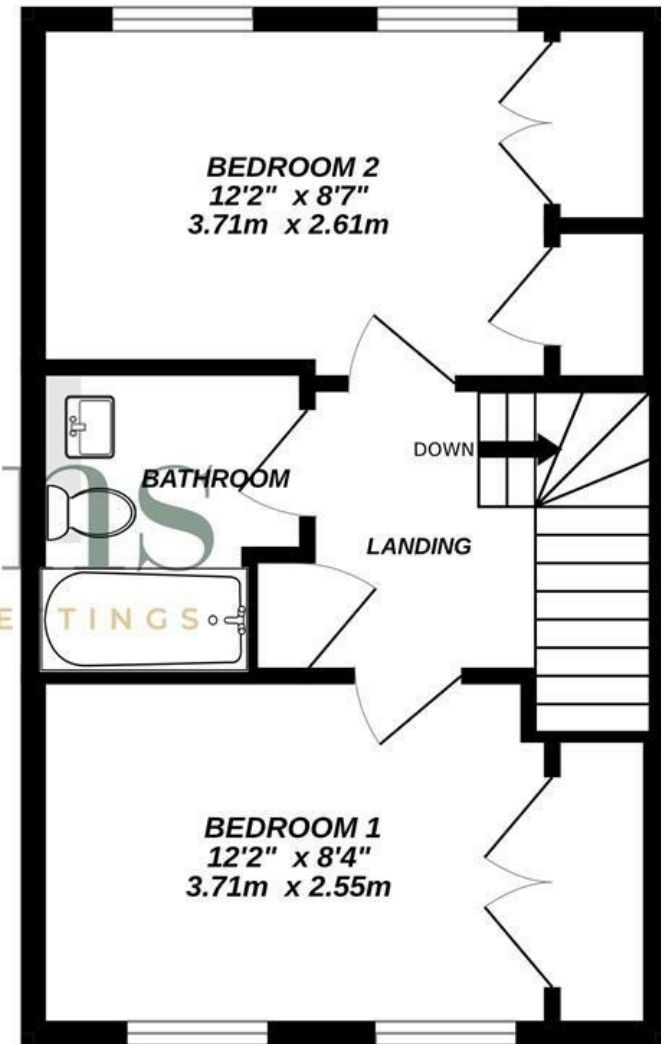
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**GROUND FLOOR**  
341 sq.ft. (31.7 sq.m.) approx.



**1ST FLOOR**  
347 sq.ft. (32.3 sq.m.) approx.



**TOTAL FLOOR AREA : 688 sq.ft. (64.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Alan Hawkins

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

