



Ramsay Road, Calne SN11 8GT

Welcome to

Ramsay Road, Calne

Modern two-bedroom semi-detached home in a popular Calne location, featuring a spacious lounge, kitchen/diner, and cloakroom. Upstairs offers two good-sized bedrooms and a family bathroom. Enclosed rear garden and driveway parking.

Entrance Hall

Entrance to this modern two-bedroom semi-detached family home is via the front door leading into a welcoming entrance hall. The hall provides access to the cloakroom and lounge, with stairs rising to the first floor and a radiator.

Cloakroom

The downstairs cloakroom comprises a low-level W/C and a wash hand basin with mixer tap. An obscure window to the front aspect provides natural light, while laminate flooring and a radiator complete the room.

Living Room

Generous lounge with a window to the front aspect, providing plenty of natural light and creating a bright and welcoming living space. Offering ample room for a range of lounge furniture, the room also benefits from a door leading through to the kitchen/diner and a radiator.

Kitchen / Diner

The kitchen/diner is fitted with a range of wall and base units with work surfaces over and incorporates a stainless steel one and a half bowl sink/drainage with mixer tap. Integrated appliances include an oven and gas hob with extractor fan over, while space and plumbing are provided for a washing machine and fridge/freezer. The room offers space for a small dining table and chairs, making it ideal for everyday dining. A window to the rear aspect and French doors opening onto the garden allow plenty of natural light, while laminate flooring and a radiator complete the room.

Landing

The first-floor landing is accessed via stairs rising from the entrance hall and provides access to both bedrooms and the family bathroom. The landing also benefits from loft access.

Bedroom One

Bedroom one is a good-sized double bedroom benefiting from two windows to the front aspect, allowing plenty of natural light to fill the room. Offering ample space for a range of bedroom furniture, the room also features a built-in storage cupboard and a radiator.

Bedroom Two

Bedroom two is situated to the rear of the property and enjoys a pleasant outlook over the rear garden through a window to the rear aspect. Another good-sized bedroom, it offers ample space for a range of bedroom furniture and benefits from a radiator.

Bathroom

The family bathroom comprises a low-level W/C, wash hand basin with mixer tap, and a bath with shower over. An obscure window to the side aspect provides natural light while maintaining privacy. The room is finished with laminate flooring and benefits from a radiator.





Front Garden

The front of the property features a small, gravelled area, ideal for displaying pots and planters to create an attractive first impression. A pathway leads directly to the front door, providing access to the home.

Rear Garden

The rear garden is fully enclosed by wooden fencing and benefits from gated access to the driveway. A patio area to the fore provides the perfect space for outdoor entertaining, complemented by a small, decked seating area ideal for al fresco dining during the warmer months. The remainder of the garden is laid to lawn, creating an attractive and family-friendly outdoor space.

Parking

Driveway parking is located to the side of the property and provides off-road parking for two vehicles, offering both convenience and practicality for homeowners and visitors alike.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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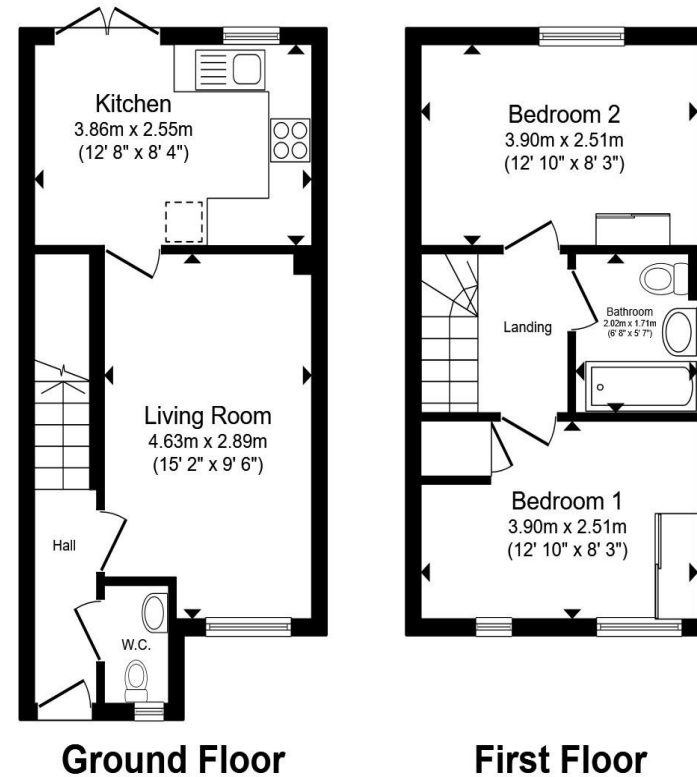
Ramsay Road, Calne

- Modern Two-Bedroom Semi-Detached Home
- Popular Residential Calne Location
- Spacious Kitchen/Diner
- Downstairs Cloakroom
- Driveway Parking & Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£240,000



Total floor area 58.2 m² (627 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
CLN110122 - 0003

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