

Sold

2 BEDROOM TERRACED | TRINITY PARK, SN11 | £200,000



## DESCRIPTION

This modern mid-terrace house is ideally situated in a quiet cul-de-sac location and offers well presented living space comprising two bedrooms and family bathroom on the first floor, with a large living room, fitted kitchen and reception hallway downstairs. Externally there is private allocated parking directly to the front and a very pretty garden to the rear which offers a good degree of privacy. Offered to the market with no onward chain this lovely house will appeal to a wide range of buyers from first time buyers seeking their first home, to investors searching for a smartly presented investment, or those looking to downsize to a wonderful location on the favoured South side of Calne.

Trinity Park is situated just over a mile to the South of Calne town centre and is ideally placed to take advantage of a good range of local amenities including a village shop and post office in nearby Quemerford. For those seeking quality schooling the very highly regarded Holy Trinity Church of England Academy is within a short walk while secondary schooling is found within a half mile walk through Bentley Woods. For those wanting to enjoy outdoor pursuits the breathtakingly beautiful National Trust managed Calstone and Cherhill Downs are almost on the doorstep along with delightful countryside walks to the nearby Blackland Lakes.

Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: B  
EPC Rating: C  
All mains services connected





## KEY FEATURES

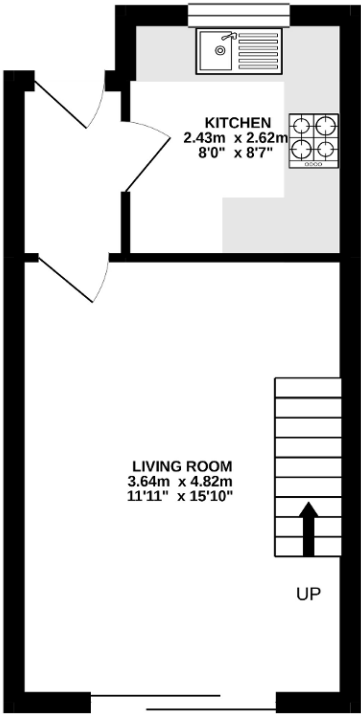
- Modern terrace house
- Spacious living room
- Smartly presented bathroom
- Double glazing
- Pretty private rear garden
- Two bedrooms
- Fitted kitchen
- Allocated off-road parking
- Gas central heating
- No onward chain



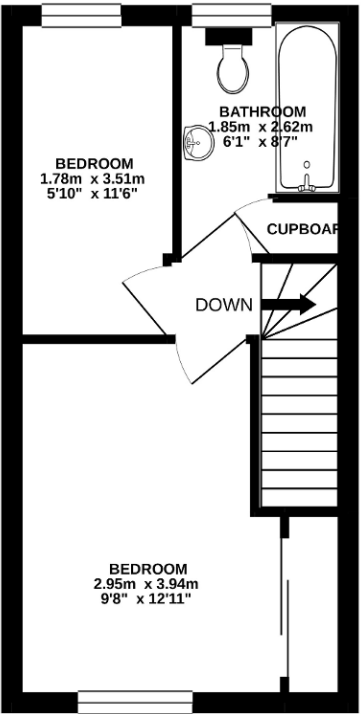




GROUND FLOOR  
26.2 sq.m. (282 sq.ft.) approx.



1ST FLOOR  
26.9 sq.m. (290 sq.ft.) approx.



TOTAL FLOOR AREA : 53.2 sq.m. (572 sq.ft.) 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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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		91   B
81-91	B		
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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