



Bryans Close Road, Calne  
Calne, SN11 9AB

**STRAKERS**

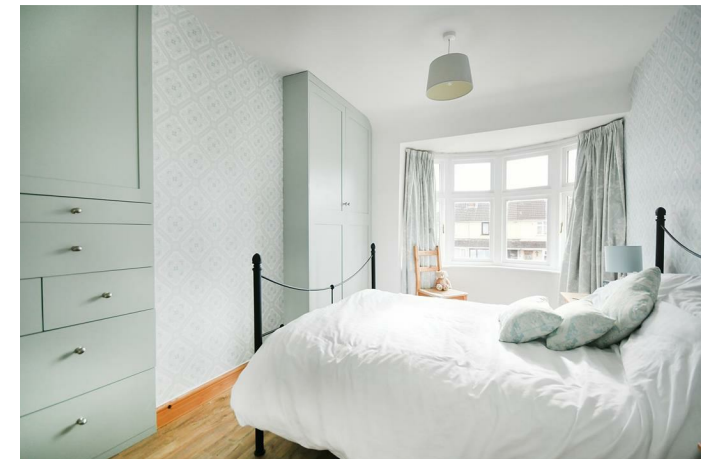


54 Bryans Close Road, Calne, Wiltshire,  
SN11 9AB

A mature three bedroom bay-fronted terraced property set within a short distance of the town centre and nearby amenities.

- 1930's Property
- Terraced Home
- Three Bedrooms
- Kitchen Opening to Dining Room
- Bay Fronted Sitting Room
- Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Close to Town Centre and Amenities
- Ideal Investment or First Time Buy

Guide Price £210,000





This mature bay fronted terraced home is offered to the market in very well presented condition. An ideal investment or first time buy, this extended house enjoys a sitting room, fitted kitchen which opens to the dining room, three bedrooms, master with built-in wardrobes, and a bathroom. The enclosed rear garden is of a good size and is laid mainly to lawn with a patio seating area and brick store. A dropped kerb provides off road parking to the front of the property. With a potential rental of up to £795 pcm this would equate to a 4.5% yield (based on the asking price). A viewing is highly recommended to appreciate all that this property has to offer.

### Situation

Calne provides 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, West Kennet Long Barrow and Silbury Hill within easy travelling distance.

Property Information  
Council Tax Band; B

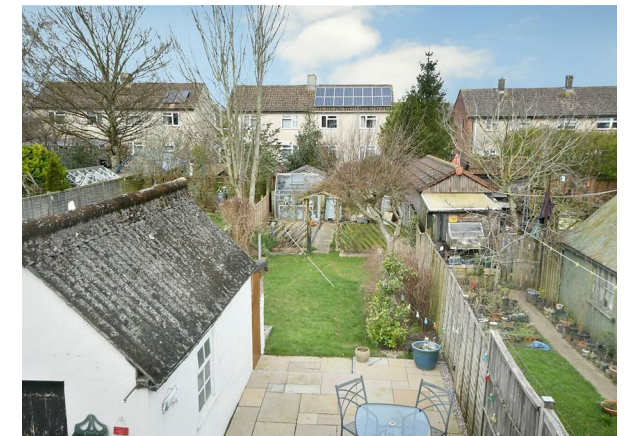
Freehold

Mains water, drainage and electricity connected.

Gas Fired Central Heating

EPC Rating; D

Note: Under section 21 of the Estate Agents Act we hereby give notice that the vendor of this property is a Strakers member of staff.



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**Floor Plan**  
Approx. 72.3 sq. metres (777.9 sq. feet)

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