

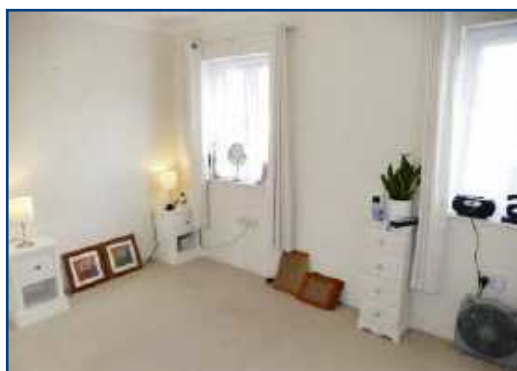
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## **Globe Court, King Edward Close, Calne**

### **£205,000**

VACANT POSSESSION & NO CHAIN. OFFERS INVITED. A two double bedroom end of terrace home with off road parking, an enclosed garden and a further side garden. Placed on a modern development the home consists of a spacious lounge with Oak floor, fitted dining kitchen and two double bedrooms (both with fitted wardrobes). There is a modern bathroom, guest cloakroom and off-road parking plus visitor parking. The property has the added benefits of double glazing and gas central heating. Placed in a cul de sac, ideal as a buy to let investment, first time buy or a good downsizing opportunity.



# Globe Court, King Edward Close, Calne

The home is positioned in a cul de sac on the edge of a modern development with views over allotments. The home has been designed to offer a spacious lounge and the bonus of a kitchen that allows space for a dining table. Both the bedrooms can accommodate double beds and have fitted wardrobes. They are complemented by a modern bathroom and there is a guest cloakroom.

The rear garden is enclosed and is laid to patio for ease of maintenance and with entertaining in mind. There is a side lawn and off road parking. The development offers visitor parking as a bonus.

## LIVING ROOM

**14'6 x 13' (4.42m x 3.96m)**

A double glazed window looks out over the front and a door opens into the dining kitchen. The room has an Oak floor as a feature and a balustrade staircase rises up to the first floor. The lounge can comfortably accommodate two sizeable sofas and further lounge furnishing.

## DINING KITCHEN

**13' x 10' maximum (3.96m x 3.05m maximum)**

The room has been organised to allow for a dining table to be placed centrally. Two double glazed windows look out to the garden and two double glazed French doors open out to extend the space in good weather. There is a selection of fitted wall and floor cabinets with work surfaces. Integrated is an electric oven, gas hob and extractor hood. Space has been allowed for a dish washer, washing machine, a fridge freezer and there is cabinet under lighting. There is a tile floor and tile finishes.

## GUEST CLOAKROOM

Water closet and wash hand basin. Tile floor. Window with privacy glass.

## FIRST FLOOR LANDING

Doors lead to the bedrooms and the bathroom. Access to the loft.

## MASTER BEDROOM

**13' x 8'9 plus wardrobes (3.96m x 2.67m plus wardrobes)**

The bedroom has space for a double bed and further bedroom furniture. There are mirror wardrobes and two double glazed windows look out to the rear.

## BEDROOM TWO

**9'7 x 8'2 plus wardrobes (2.92m x 2.49m wardrobes)**

The bedroom has space for a double bed and further bedroom furniture. There are wardrobes and two double glazed windows look out to the front.

## BATHROOM

The bathroom has a suite that comprises of a wash basin, water closet and a shaped bath with shower over. There are tile finishes and an extractor fan.

## FRONT GARDEN

A path leads to the front door and there is a storm awning over the door. There is access to the side garden.

## REAR GARDEN

The rear garden is fence and wall enclosed. There is a rear access gate. The garden is ideal for outside dining and entertaining as it is laid to patio.

## SIDE GARDEN

The garden is shingled for ease of maintenance and pot plant display. The garden runs down the side of the home.

## PARKING

Adjacent to the side garden is an off road parking space.

## VISITOR PARKING

There are a number of off road visitor spaces for the development.

## DEVELOPMENT FEATURES

The development gardens, flower beds and verges are tended privately to keep a pleasing appearance. There is also a children's play area on the opposite side of the of the development from the home. There is a an estate charge that is paid yearly.

