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ESTATE AGENTS



Spreckley Road, Lower Compton

Price Guide £179,950

A two bed mid terraced house situated in Lower Compton Bassett. The property offers good accommodation to include on the ground floor, an entrance hall, kitchen and living/dining room. On the first floor there are two bedrooms and a family bathroom. The property also benefits from three allocated parking spaces. NO ONWARD CHAIN.

Situation Calne

Lower Compton is situated approximately 2 miles from the Wiltshire market town of Calne which provides a comprehensive range of amenities including a choice of shops and supermarkets, sports centre with indoor swimming pool, 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 Chippenham (North Wilts) and Bowood, horse riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

The Accommodation

With approximate measurements is arranged as follows:

Entrance Canopy

External light, storage cupboard.

Entrance Hall 1.73mx2.92m (5'8x9'7)

Doors to kitchen and living/dining room, stairs to first floor landing.

Kitchen 1.93mx2.95m (6'4x9'8)

Upvc double glazed window to front, door to entrance hall. Fitted kitchen offering a range of wall, base and display units, stainless steel sink inset to rolled edge work surfaces. Space and plumbing for automatic washing machine and fridge/freezer

Living/Dining Room 3.84mx4.09m (12'7x13'5)

Upvc double glazed French doors to garden, door to entrance hall, cupboard.

First Floor Landing

Doors to bedrooms and family bathroom.

Bedroom One 3.43mx4.06m (11'3x13'4)

Two Upvc double glazed windows to the front, built in cupboard.

Bedroom Two 1.93mx3.25m (6'4x10'8)

Upvc double glazed window to rear, built in wardrobe.

Bathroom 1.75mx1.93m (5'9x6'4)

Obscured Upvc double glazed window to rear, bath with mixer shower over, pedestal of vanity wash hand basin, low level WC, wall heater.

Externally

Parking

Two allocated parking spaces to the front of the property.

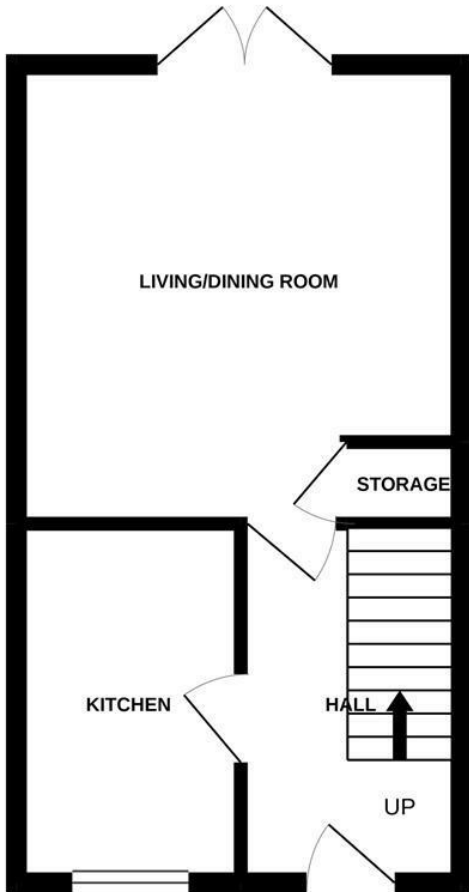
Rear Garden

Enclosed private garden, patio area, lawn and mature planting.

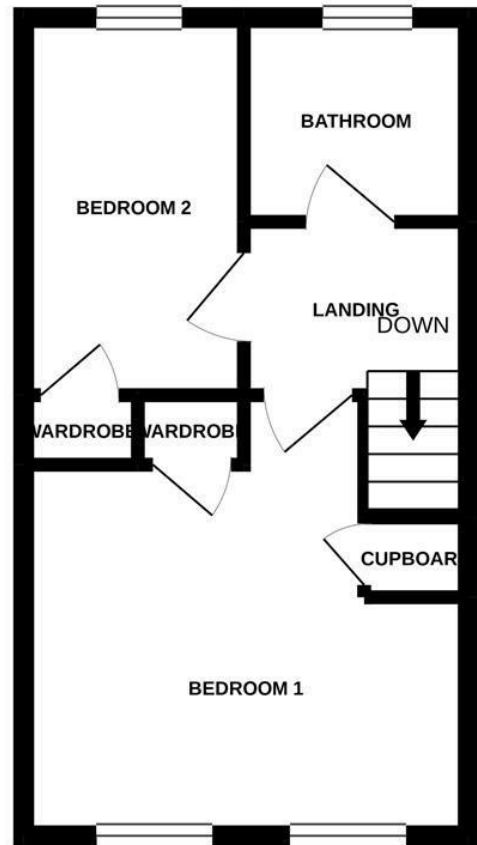




GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.

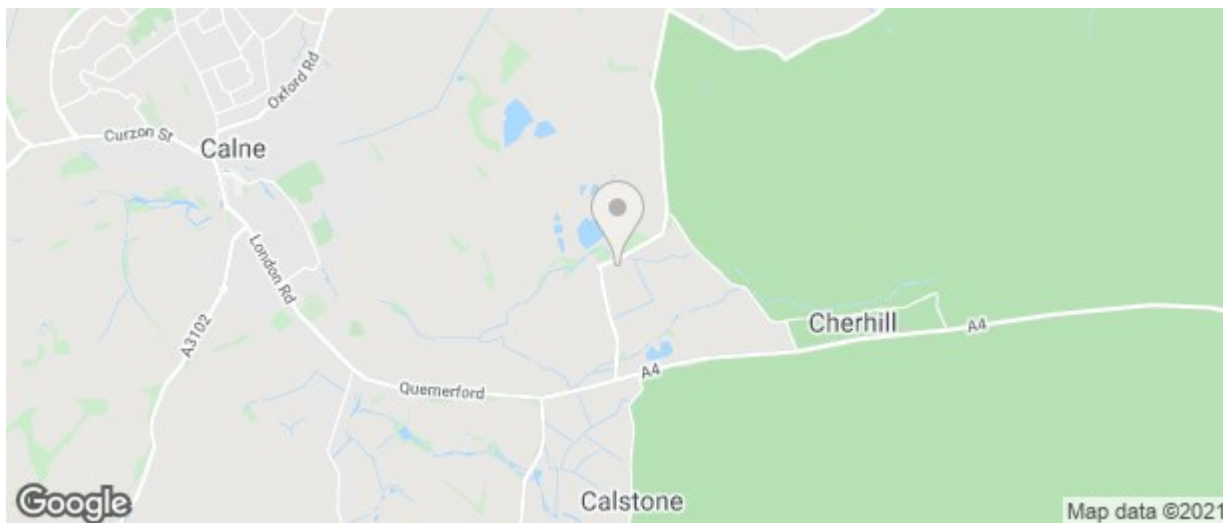


1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing