

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street. Go straight across at the roundabout into North Street and take the third turning on the left into North End where the property can be found a little way along on the right hand side.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.
Made with Metropis ©2022

CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

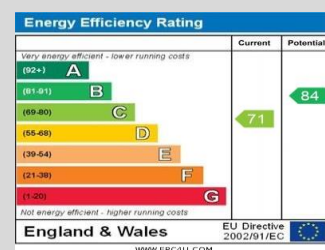
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band B

PROPERTY RATING



Charles Faye Estate Agents
25 High Street
Calne
Wiltshire
SN11 0BS
01249 822555
sales@charlesfaye.co.uk
lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



20 North End
Calne, SN11 9DH

£275,000

'People & property are always at the heart of whatever we do'

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



charles faye
sales and lettings

20 North End, Calne

CHAIN FREE! A wonderful light and spacious three bedroom semi detached house with a lovely rear garden, potential for driveway parking and situated within a mature residential area. The home is close to local amenities, schooling and is within level walking distance of the town. The well presented property includes an entrance hall which leads into the spacious 17'11 x 10'7 living room, a dining room opening into the 15'4 x 8'5 kitchen completes the ground floor. To the first floor there are three double bedrooms with bedroom three having views over the garden and the family bathroom. Externally the property has good size front garden and a lovely rear garden which is mainly laid to lawn. Further benefits include gas central heating and upvc double glazing.

- **Mature Semi Detached Property**
- **Close To Local Amenities & Schooling**
- **Dining Kitchen**
- **Front Garden**
- **Established And Popular Area**
- **Light And Spacious**
- **Three Bedrooms**
- **Large Rear Garden**

PROPERTY FRONT

Gated pathway leading to entrance door, canopy porch over.

ENTRANCE HALL

Stairs rising to first floor, doors to living room and dining room.

LIVING ROOM 17' 11" x 10' 7" (5.46m x 3.22m)

Upvc double glazed windows to front and rear, gas fire with brick built fireplace surround, two radiators, television point, door to kitchen.

DINING ROOM 12' 0" x 8' 11" (3.65m x 2.72m)

Upvc double glazed window to front, ceiling coving, dado rail, radiator, laminate flooring through to kitchen.



KITCHEN 15' 4" x 8' 5" (4.67m x 2.56m)

Upvc double glazed window to rear, refitted wall and base units with work surface over, stainless steel sink unit, tiled splashbacks, built in electric oven, four ring gas hob, space and plumbing for washing machine and dishwasher, space for fridge freezer, ceiling coving, large under stairs cupboard, door to living room, upvc double glazed door to rear, laminate and vinyl tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed window to rear, loft access, doors to bedrooms and family bathroom, airing cupboard housing wall mounted boiler.

BEDROOM ONE 12' 3" x 12' 0" (3.73m x 3.65m)

Upvc double glazed window to front, radiator.

BEDROOM TWO 14' 0" x 9' 3" (4.26m x 2.82m)

Upvc double glazed window to front, radiator.



BEDROOM THREE 9' 2" x 7' 6" (2.79m x 2.28m)

Upvc double glazed window to rear, radiator.

FAMILY BATHROOM 11' 10" x 5' 4" (3.60m x 1.62m)

Two upvc double glazed windows to rear, fitted white suite including close coupled w.c., pedestal wash hand basin, panelled bath, tiled surrounds, separate shower cubicle, recessed spot lights, radiator, vinyl flooring.

EXTERNALLY

FRONT GARDEN

Enclosed with a stone wall with gated access, laid to lawn with shrub border. gated access to rear.



REAR GARDEN

This stunning garden is a lovely addition to this property, there is a good size patio for entertaining and relaxing, borders to the rear of the garden. There is a large expanse of lawn, fenced patio at rear, a garden shed, an outside tap and gated access to front.

