# **DIRECTIONS TO THE PROPERTY**

From the Charles Faye office turn right on to Wood Street and then bear right at the roundabout on to Oxford Road. Go straight across at the next roundabout and take the second turning on the right into Abberd Way. Continue along and take the third turning into Wyvern on the left, proceed straight up to the top of the road where the property can be found on the right hand side.



OUND FLOOR



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

**CHARLES FAYE** 

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 likeminded 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.

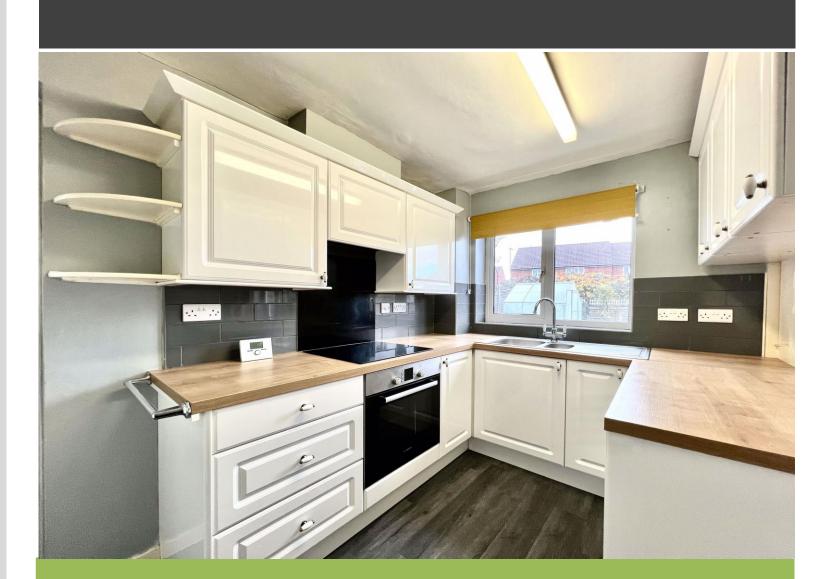
#### **COUNCIL TAX BAND**

The council tax band for this property is band **C** 

**PROPERTY RATING** 

# Charles Faye Estate Agents

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**51 Wyvern Avenue** Calne, SN11 8NZ

£225,000

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



# 51 Wyvern Avenue, Calne

NO CHAIN! This mature three bedroom semi detached family home in need of some cosmetic updating is situated on a popular local development located within a short walk of the town centre and the local amenities. The light and spacious accommodation includes an entrance porch, a living room, a separate dining room and a fitted kitchen. To the first floor there are three bedrooms and family bathroom. Further benefits of the property include a pretty rear garden, a single garage with useful outhouse/workshop to the rear and blocked paved driveway parking. Also included upvc double glazing and gas central heating.

- Three Bedroom Semi Detached
- Close To The Town Centre
- Dining Room
- Driveway & Garage

- Popular Mature Location
- Living Room
- Outhouse / Workshop
- No Chain

#### PROPERTY FRONT

Block paved driveway leading to entrance porch.

**ENTRANCE PORCH** 3' 4" x 3' 4" (1.02m x 1.02m)

Upvc double glazed windows and door to front and side, door to entrance hall.

# **ENTRANCE HALL**

Ceiling coving, stairs rising to first floor, radiator, door to living room.

#### **LIVING ROOM** 13' 3" x 11' 9" (4.04m x 3.58m)

Upvc double glazed window to front, ceiling coving, electric fire with surround, dado rail, radiator, door to dining room.

**DINING ROOM** 10' 11" x 8' 0" (3.32m x 2.44m)

Upvc double glazed sliding patio doors to rear garden, ceiling coving, radiator, opening through to kitchen.

**KITCHEN** 10' 10" x 6' 10" (3.30m x 2.08m)





Upvc double glazed window to rear overlooking garden, refitted with matching wall and base cabinets with work surface over, stainless steel sink unit, tiled splash backs, built in oven, four ring electric hob, extractor hood over, space and plumbing for washing machine, space for fridge freezer, under stairs larder cupboard, upvc double glazed door to outhouse/workshop, vinyl flooring.

**OUTHOUSE/WORKSHOP** 9' 0" x 7' 5" (2.74m x 2.26m) Space for storage, door to rear, door to garage.

#### FIRST FLOOR ACCOMMODATION

#### LANDING

Upvc double glazed door to side, loft access, doors to all bedrooms, family bathroom, door to airing cupboard housing wall mounted boiler.



**BEDROOM ONE** 12' 0" x 8' 9" (3.65m x 2.66m)

Upvc double glazed window to front, built in single wardrobe, radiator.

**BEDROOM TWO** 10' 6" x 8' 9" (3.20m x 2.66m)

Upvc double glazed window to rear, built in single wardrobe, radiator.

**BEDROOM THREE** 8' 5" x 6' 0" (2.56m x 1.83m)

Upvc double glazed window to front, built in storage cupboard, radiator.

**FAMILY BATHROOM** 7' 6" x 6' 1" (2.28m x 1.85m)

Upvc double glazed window to rear, fitted suite including close coupled w.c., pedestal wash hand basin, tiled surrounds, large fully tiled shower cubicle, chrome ladder style radiator, vinyl flooring.

#### **EXTERNALLY**

#### **FRONT GARDEN**

Laid to lawn with hedging, shrubs and trees.

# **DRIVEWAY PARKING**

Block paved driveway parking to the front of the garage.

#### SINGLE GARAGE

Up and over door, power and light, window to rear, personal door to outhouse/workroom.

#### **REAR GARDEN**

Fully enclosed with a good size patio, mature borders filled with flowers, shrubs and trees. Artificial lawn, greenhouse and garden shed.

