

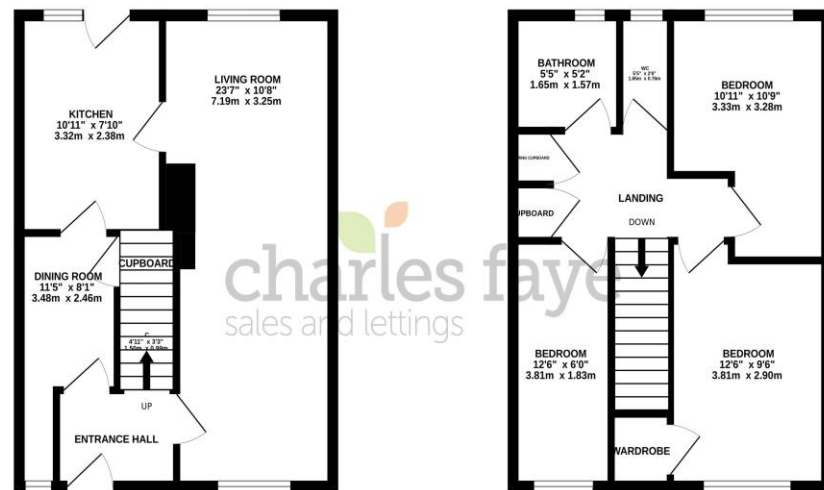
## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then proceed straight across at the roundabout in to North Street. Take the first turning on the right in to Bryans Close Road and follow this road along which leads into Hungerford Road. Take the first turning on the left in to Swaddon Street where the property can be found on the right hand side.



GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.3 sq.m.) approx.  
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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

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.

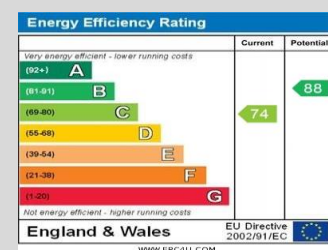
## FINANCIAL ADVICE

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



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13 Swaddon Street  
Calne, SN11 9AR

£205,000

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

**charles faye**  
sales and lettings



## 13 Swaddon Street, Calne

\*\*\* CHAIN FREE! \*\*\* This three bedroom terraced property is situated within a mature residential area, close to local amenities and would be an ideal purchase for first time buyers, a growing family or for an investor. The home does require some cosmetic updating and includes a spacious dual aspect living room, a kitchen and a separate dining room. An entrance lobby and inner hallway complete the ground floor. Upstairs there are three good size bedrooms, a bathroom and separate w.c. Externally there is a small front garden and a good size garden to the rear.

- **Three Bedroom Terraced House**
- **Great Potential**
- **Large Living Room**
- **Front & Rear Gardens**
- **Updating Required**
- **Separate Dining Room**
- **Three Good Size Bedrooms**
- **CHAIN FREE**

### PROPERTY FRONT

Gated pathway leading to entrance door.

### ENTRANCE HALL

Doors to living room, dining room, stairs rising to first floor, radiator.

### LIVING ROOM 23' 7" x 10' 8" (7.18m x 3.25m)

Upvc double glazed windows to front and back, brick built fireplace, two radiators, door to kitchen.

### KITCHEN 10' 11" x 7' 10" (3.32m x 2.39m)

Upvc double glazed window to rear, fitted with matching wall and base units with work surface over, stainless steel sink unit, tiled splash backs, space for free standing cooker, space and plumbing for washing machine, space for further appliance, door to dining room, upvc double glazed door to rear.



### DINING ROOM 8' 1" x 5' 11" (2.46m x 1.80m)

Upvc double glazed window to front, under stairs storage cupboard, radiator, door to entrance hall.

### FIRST FLOOR ACCOMMODATION

### LANDING

Two large storage cupboards one housing wall mounted gas boiler, loft access, doors to bedrooms, family bathroom and separate w.c., original floorboards.

### BEDROOM ONE 12' 6" x 9' 6" (3.81m x 2.89m)

Upvc double glazed window to front, large built in cupboard, radiator, original floorboards.

### BEDROOM TWO 10' 11" x 10' 9" (3.32m x 3.27m)

Upvc double glazed window to rear, radiator, original floorboards.



### BEDROOM THREE 12' 6" x 6' 0" (3.81m x 1.83m)

Upvc double glazed window to front, radiator, original floorboards.

### FAMILY BATHROOM 5' 5" x 5' 2" (1.65m x 1.57m)

Upvc double glazed obscure window to rear, white fitted suite comprising pedestal wash hand basin, panelled bath, ladder style radiator, tiled surrounds.

### CLOAKROOM 5' 5" x 2' 6" (1.65m x 0.76m)

Upvc double glazed window to rear, close coupled w.c.



### EXTERNALLY

#### FRONT GARDEN

Gated access laid to lawn with mature shrubs.

#### REAR GARDEN

Enclosed with fence panels, large patio area, gravel area, the remainder is laid to lawn, brick built outhouse.

