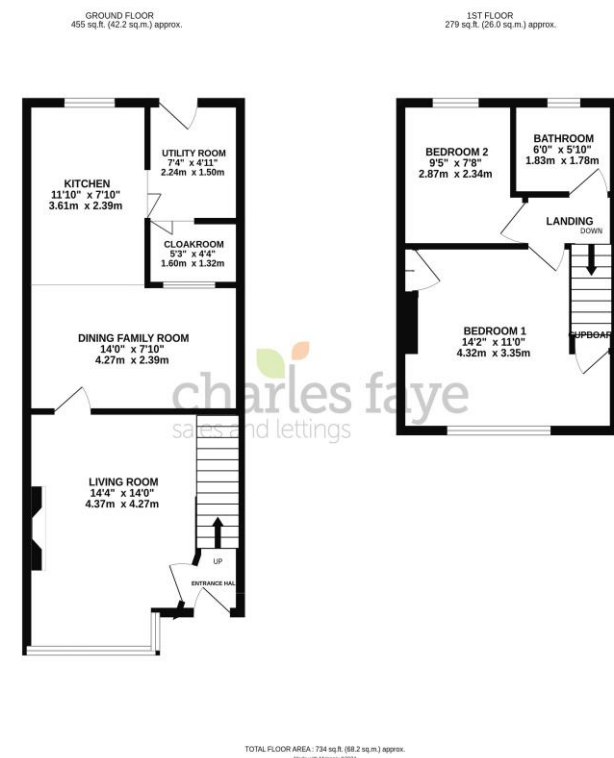


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and proceed straight across at the roundabout. Take the first turning on the right in to Bryans Close Road and the property can be found a short way along on the right hand side.



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.

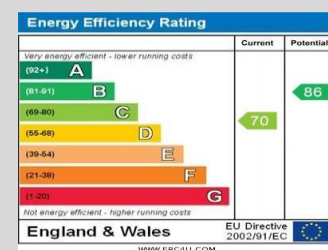
FINANCIAL ADVICE

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



Charles Faye Estate Agents
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lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



45 Bryans Close Road
Calne, SN11 9AB

£230,000

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

charles faye
sales and lettings

45 Bryans Close Road, Calne

This charming terraced house boasts a prime location within walking distance of the town centre and has been thoughtfully extended and enhanced. The ground floor features a welcoming living room with a cozy wood-burning stove, offering a perfect space for relaxation. An expansive kitchen dining family room provides a versatile area for cooking, dining, and spending quality time together. Practical amenities include a utility room for laundry tasks and a convenient guest cloakroom. Upstairs, there are two bedrooms, along with a re-fitted bathroom for added comfort and modern appeal. Outside, off-street parking at the front ensures convenience, while the south-facing rear garden, meticulously maintained, offers a delightful outdoor retreat. A bespoke-made shed and carport provide additional storage and shelter. With its blend of convenience, comfort, and outdoor charm, this property presents an inviting opportunity for modern living.

- **Two Bedroom Terraced Property**
- **Close To The Town Centre And Amenities**
- **Dining Kitchen Family Room**
- **Utility Room And Cloakroom**
- **Extended And Improved**
- **Off Street Parking To Front**
- **Living Room With Wood Burning Stove**
- **Pretty South Facing Rear Garden**

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE LOBBY

Stairs rising to first floor, radiator, door to living room.

LIVING ROOM 14' 4" x 14' 0" (4.37m x 4.26m)

Upvc double glazed bay window to front, picture rail, brick built fireplace with wood burning stove, radiator, television point, door to dining kitchen family room.

FAMILY DINING AREA 14' 0" x 7' 10" (4.26m x 2.39m)

Clear wave glass block window, radiator, wood flooring, opening through to kitchen area.

KITCHEN AREA 11' 10" x 7' 10" (3.60m x 2.39m)

Upvc double glazed window to rear, skylight window to rear, fitted wall and base cabinets with work surface over, stainless steel sink unit, tiled splash backs, range cooker with eight ring gas hob, stainless steel splash backs, stainless steel extractor chimney hood over, integrated



dishwasher, space for fridge freezer, recessed spotlights, radiator, tiled flooring, door to utility room.

UTILITY ROOM 7' 4" x 4' 11" (2.23m x 1.50m)

Fitted with wall and floor to ceiling storage, space and plumbing for washing machine, wall mounted boiler, radiator, upvc double glazed door to rear, tiled flooring, door to cloakroom.

GUEST CLOAKROOM 4' 4" x 3' 5" (1.32m x 1.04m)

Skylight window, high glazed panel through to dining area, fitted suite comprising close coupled w.c., pedestal wash hand basin, radiator, water softener, tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access picture rail, doors to bedrooms and bathroom.



BEDROOM ONE 14' 2" x 11' 0" (4.31m x 3.35m)

Upvc double glazed window to front, two storage cupboards, radiator.

BEDROOM TWO 9' 5" x 8' 6" (2.87m x 2.59m)

Upvc double glazed window to rear, radiator.

BATHROOM 6' 0" x 5' 10" (1.83m x 1.78m)

Upvc double glazed window to rear, modern fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled 'P' shaped bath with shower over, shower screen, chrome ladder style radiator, tiled flooring.



EXTERNALLY

OFF STREET PARKING

There is off street parking to the front of the property.

REAR GARDEN

The delightful south facing rear garden is fully enclosed with close board fencing, paved patio, mainly laid to lawn with flower and shrub borders, pathway leading to gated rear access, bespoke wooden shed, outside tap.

CARPORT AND STORE

To the rear of the property there is a carport with bespoke built store.

