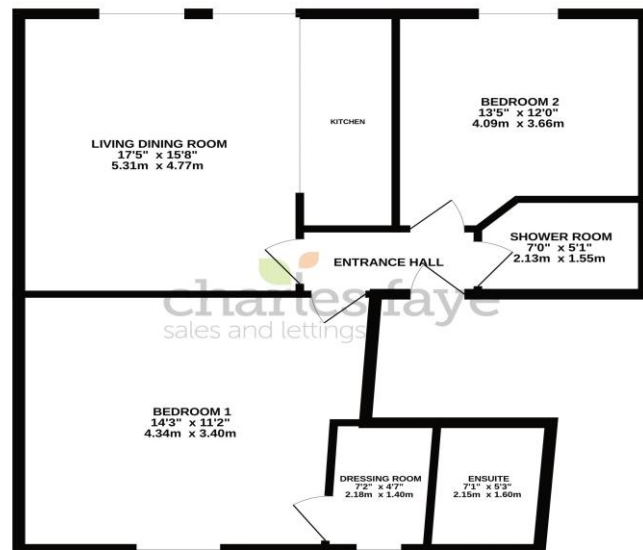


DIRECTIONS TO THE PROPERTY



FIRST FLOOR
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.6 sq.m.) approx.
Made with Blueprints 02023

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.

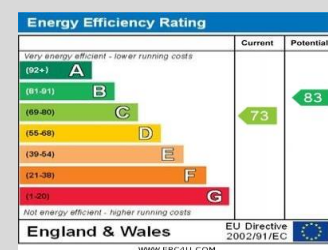
FINANCIAL ADVICE

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

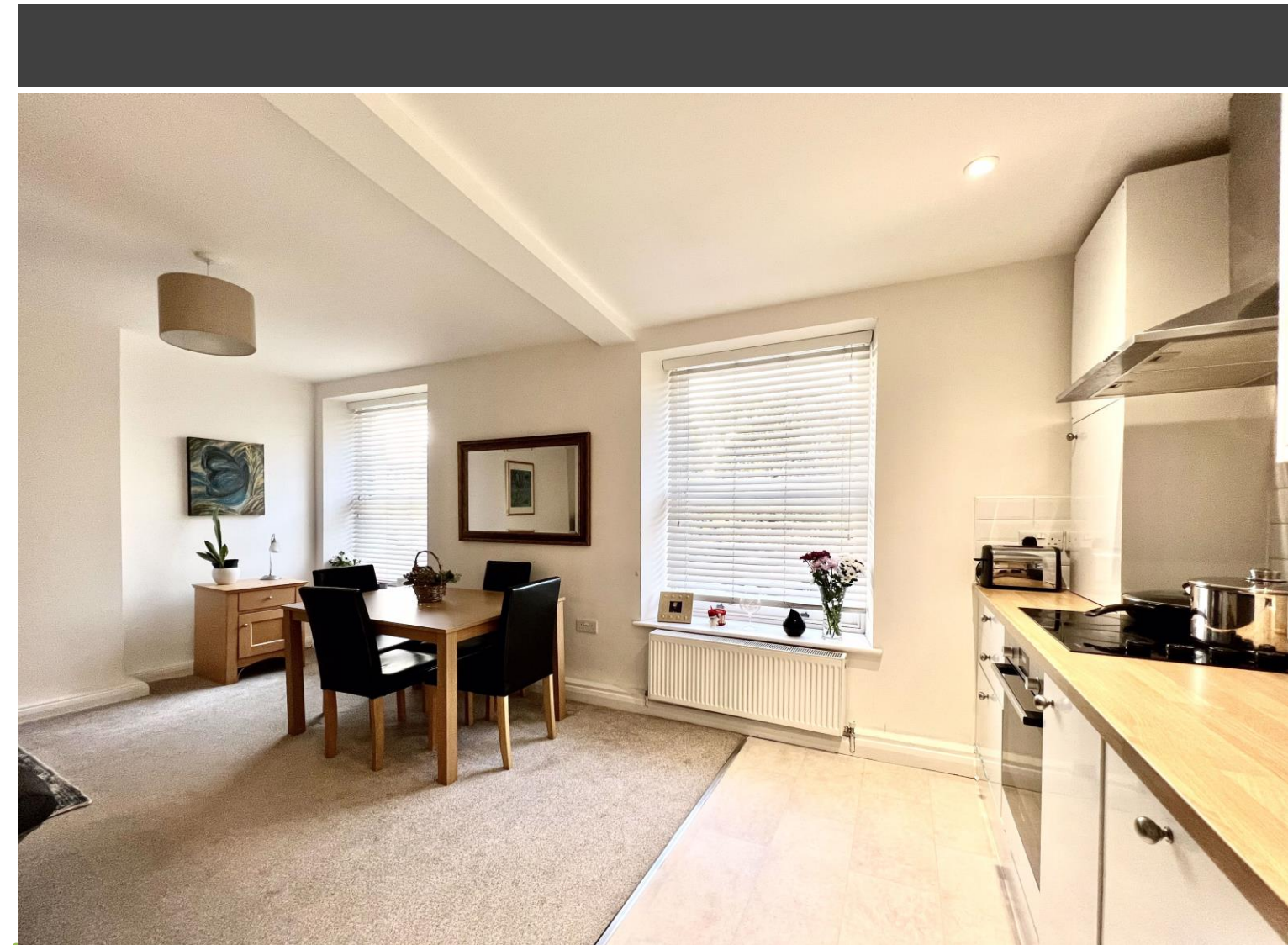
COUNCIL TAX BAND

The council tax band for this property is band B

PROPERTY RATING



Charles Faye Estate Agents
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13a High Street
Calne, SN11 0BS

£185,000

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

charles faye
sales and lettings

13a High Street, Calne

CHAIN FREE! A wonderful Grade II Listed period apartment with open plan living. The property has been modernised and offers light and spacious accommodation throughout. This delightful maisonette is centrally located within the town centre, providing easy access for local amenities. The beautifully presented accommodation offers a large open plan living area with two large sash windows and a fully fitted modern kitchen area. There are two double bedrooms, a good size shower room and a refitted en-suite bathroom and dressing room to the master bedroom. This lovely property would make an Ideal Buy To Let or First Time Buyer purchase.

- Two Bedroom Apartment
- Light And Spacious
- Living Dining Kitchen
- En-Suite And Bathroom
- Central Location
- Open Plan Living
- Two Double Bedrooms
- CHAIN FREE

PROPERTY FRONT

Door to inner passage with door accessing apartment.

ENTRANCE LOBBY

Stairs rising to first floor with entrance door to apartment.

ENTRANCE HALLWAY

Doors to living dining room, bedrooms and shower room.

LIVING DINING KITCHEN 17' 5" x 15' 8" (5.30m x 4.77m)

Two sash windows to the front with far reaching views and allowing plenty of light to flood in, television aerial point and two radiators.



KITCHEN AREA 12' 0" x 4' 5" (3.65m x 1.35m)

Open plan to living dining area, modern refitted wall and base cabinets with work surface over, stainless steel sink unit, tiled splash backs, built in electric oven, electric hob, extractor cooker hood over, integrated washing machine, integrated dishwasher, integrated fridge/freezer, recessed spot lights, wall mounted boiler, vinyl flooring.

BEDROOM ONE 14' 3" x 11' 2" (4.34m x 3.40m)

Sash window to the rear, radiator, television point, door to dressing room.

DRESSING ROOM 7' 2" x 4' 7" (2.18m x 1.40m)

Sash window to the rear, radiator, door to en-suite.

EN-SUITE BATHROOM 7' 1" x 5' 3" (2.16m x 1.60m)

Modern fitted suite comprising close coupled w.c., pedestal wash hand basin, tiled splash backs, panelled bath with shower over, shower screen, recessed spot lights, chrome ladder style towel rail, tiled flooring.



BEDROOM TWO 13' 5" x 10' 0" (4.09m x 3.05m)

Sash window to the front, radiator, television point.

SHOWER ROOM 7' 0" x 5' 1" (2.13m x 1.55m)

Modern refitted suite comprising close coupled w.c., pedestal wash hand basin, tiled splash backs, fully tiled corner shower cubicle, recessed spot lights, a chrome ladder style heated towel rail, tiled flooring.

