

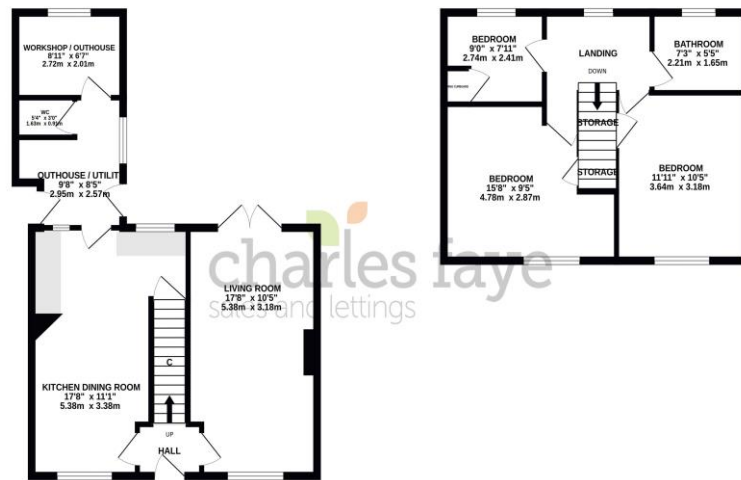
DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then bear right at the roundabout on to Oxford Road. Take the third turning on the right into Abberd Way and then the first left into Penn Hill Road. Take the second turning on the left where the property can be found straight ahead.



GROUND FLOOR
508 sq. ft. (47.2 sq. m.) approx.

1ST FLOOR
413 sq. ft. (38.4 sq. m.) approx.



TOTAL FLOOR AREA: 921 sq. ft. (85.5 sq. m.) approx.
Made with Metropix (2023)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		81
C	(69-80)		
D	(55-68)	55	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			

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24 Woodhill Avenue
Calne, SN11 8BS

Offers in the Region Of
£260,000

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

charles faye
sales and lettings

24 Woodhill Avenue, Calne

A larger than average three bedroom terraced property with a good size rear garden, parking and benefiting from being within level walking distance of the town centre's amenities. The property is in need of some updating throughout and includes a dual aspect living room with French doors out to the garden, a dual aspect dining kitchen, outer lobby area with cloakroom and storage room. To the first floor there are two double bedrooms, a single bedroom and a family bathroom. Additional benefits of the property include a good size rear garden, front garden and driveway parking.

- **Three Bedroom Family Home**
- **Close To The Town Centre**
- **Good Size Living Room**
- **Good Size Garden**
- **In Need Of Some Cosmetic Updating**
- **Kitchen Dining Family Room**
- **Outhouse Utility Workshop**
- **Parking To Front**

PROPERTY FRONT

Ample driveway parking leading to entrance door.

ENTRANCE HALLWAY

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

LIVING ROOM 17' 8" x 10' 5" (5.38m x 3.17m)

Upvc double glazed window to front, night storage heater, television point, upvc double glazed French doors to rear garden.

DINING KITCHEN FAMILY ROOM 17' 8" x 11' 1" (5.38m x 3.38m)

Upvc dual aspect windows to front and rear, fitted with a range of wall and base cabinets with work surface over, sink unit, tiled splash backs, space for free standing cooker, space and plumbing for washing machine, space for under counter fridge and freezer, storage cupboard, wall mounted electric heater, door to rear lobby.



OUTHOUSE / UTILITY 9' 8" x 8' 5" (2.94m x 2.56m)

Window to side, door to shared passageway, cloakroom, workshop and door to rear garden.

CLOAKROOM 5' 4" x 3' 0" (1.62m x 0.91m)

Close coupled w.c., wall mounted wash hand basin.

WORKSHOP / UTILITY 8' 11" x 6' 7" (2.72m x 2.01m)

Window to rear.

FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed window to rear, doors to all bedrooms and family bathroom.

BEDROOM ONE 15' 8" x 9' 5" (4.77m x 2.87m)

Upvc double glazed window to front, storage cupboard, wall mounted electric heater.



BEDROOM TWO 11' 11" x 10' 5" (3.63m x 3.17m)

Upvc double glazed window to front, storage cupboard, original feature fireplace, wall mounted electric heater.

BEDROOM THREE 9' 0" x 7' 11" (2.74m x 2.41m)

Upvc double glazed window to rear, airing cupboard, wall mounted electric heater.

FAMILY BATHROOM 7' 3" x 5' 5" (2.21m x 1.65m)

Upvc double glazed window to rear, fitted suite comprising close coupled w.c., wall mounted wash hand basin, panelled bath with shower over, tiled surrounds.



EXTERNALLY

PARKING

There is parking to the front of the house for two vehicles.

REAR GARDEN

To the rear of the property there is a generous-sized garden which is mainly laid to lawn. There are two areas for garden furniture and entertaining during the summer months and a pergola to the rear of the property providing shade.

