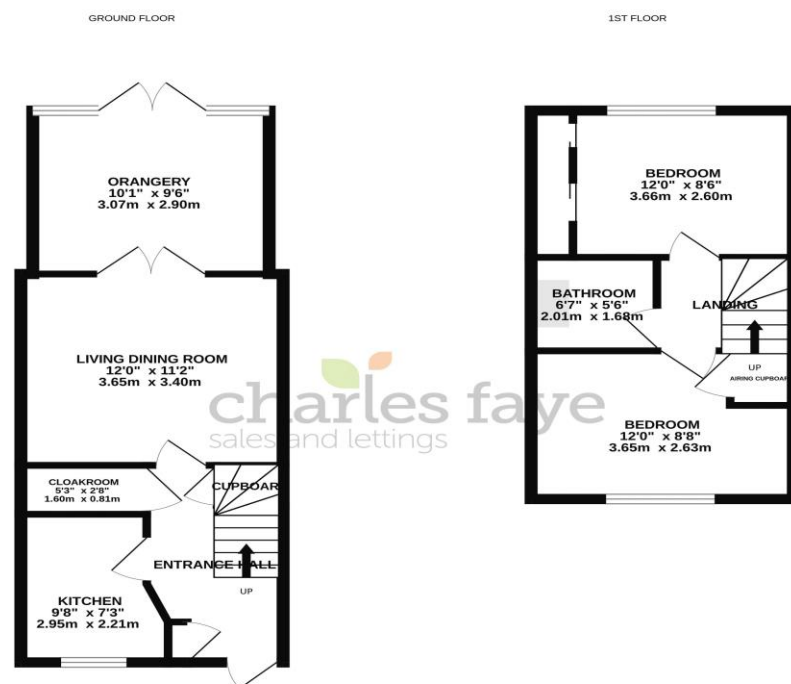


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to the A4. Continue along this road passing through the set of traffic lights. Go straight across at the next roundabout in to New Road and then right at the double mini roundabout in to Silver Street. At the next roundabout turn left on to Lavender Drive and 1st left, then next right into Jasmine Close the property is located on the right hand side overlooking the green.



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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.

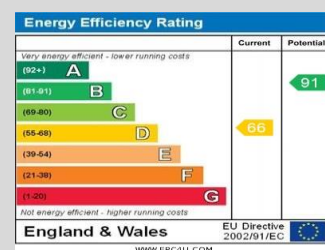
## FINANCIAL ADVICE

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

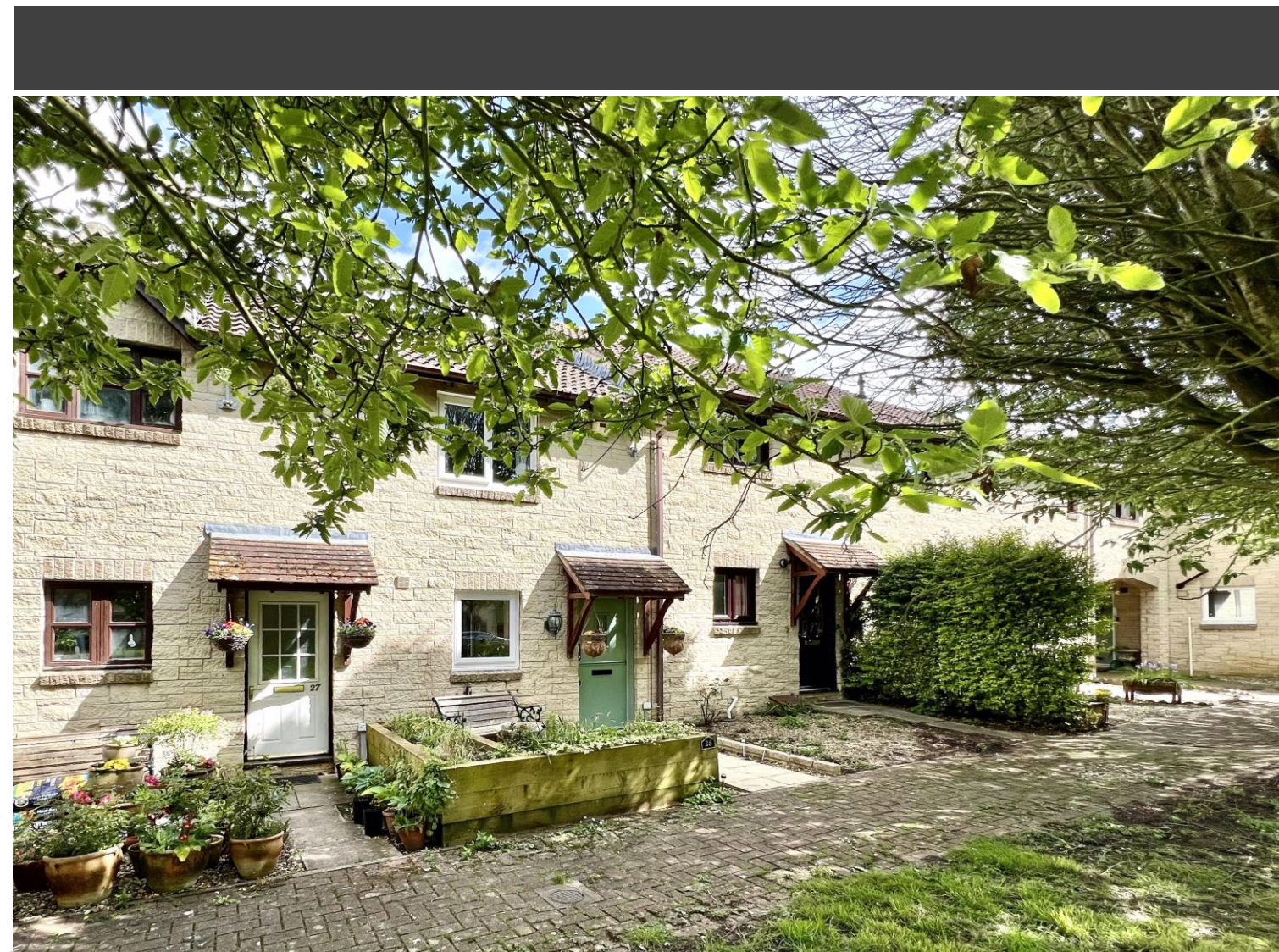
## COUNCIL TAX BAND

The council tax band for this property is band B

## PROPERTY RATING



Charles Faye Estate Agents  
25 High Street  
Calne  
Wiltshire  
SN11 0BS  
01249 822555  
sales@charlesfaye.co.uk  
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www.charlesfaye.co.uk



28 Jasmine Close  
Calne, SN11 0QN

£260,000

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

charles faye  
sales and lettings



## 28 Jasmine Close, Calne

CHAIN FREE! This delightful two double bedroom home has been extended and updated throughout offering a modern, light and airy feel with extra living space. The property is situated on the ever popular Silver Glades and benefits from being placed in a quiet location with trees and green space to the front and is within walking distance to the town centre and local amenities. To the ground floor there is a modern refitted kitchen to the front, a modern guest cloakroom and a living room with wonderful orangery off, which overlooks the delightful garden. On the first floor there are two good size double bedrooms and a re fitted family bathroom. Externally the property benefits from a lovely landscaped rear garden, with rear access and there are two allocated parking spaces at the rear.

- **Modern House**
- **Open Space To Front**
- **Stunning Conservatory**
- **Pretty Rear Garden**
- **Popular Location**
- **Refurbished Throughout**
- **Two Double Bedrooms**
- **Allocated Parking For Two Vehicles**

### PROPERTY FRONT

Situated in a pretty cul-de-sac location the property is approached up a pathway with a front area laid to shingle, raised planters and canopy porch over.

### ENTRANCE HALLWAY

Stable door opening into entrance hallway, ceiling coving, storage cupboard, under stairs cupboard with power and light, doors to kitchen, guest cloakroom, living room, stairs rising to first floor, dado rail, wall mounted night storage heater, vinyl flooring.

### KITCHEN 9' 8" x 7' 3" (2.94m x 2.21m)

Upvc double glazed window to front, fitted with a range of wall and base cabinets with work surface over, ceramic sink, tiled splash backs, built in cooker, induction hob, extractor chimney over, space and plumbing for washing machine, dishwasher, space for fridge freezer, ceiling coving, vinyl flooring.



### GUEST CLOAKROOM 5' 3" x 2' 8" (1.60m x 0.81m)

Modern fitted suite comprising close coupled w.c., vanity wash hand basin, vinyl flooring.

### LIVING DINING ROOM 12' 0" x 11' 2" (3.65m x 3.40m)

Upvc double glazed French doors through to orangery style conservatory, ceiling coving, wall mounted night storage heater, television point.

### ORANGERY STYLE CONSERVATORY 10' 1" x 9' 6" (3.07m x 2.89m)

A wonderful room overlooking the pretty rear garden, glass roof allowing natural light to flood in, two upvc double glazed panels to rear, French doors leading out to the rear garden.



### FIRST FLOOR ACCOMMODATION

#### LANDING

Loft access, doors to bedrooms and bathroom.

#### BEDROOM ONE 11' 10" x 8' 6" (3.60m x 2.59m)

Upvc double glazed window to rear, ceiling coving, a range of fitted wardrobes with mirrored doors, wall mounted electric heater.

#### BEDROOM TWO 11' 10" x 8' 8" (3.60m x 2.64m)

Upvc double glazed window to front, ceiling coving, airing cupboard, wall mounted electric heater, television point.



### BATHROOM 6' 7" x 5' 6" (2.01m x 1.68m)

Fitted with a modern suite comprising close coupled w.c., vanity wash hand basin, 'P' shaped panelled bath with shower over, shower screen, ceiling coving, chrome towel rail, vinyl flooring.

### EXTERNALLY

#### FRONT GARDEN

A delightful front garden laid to gravel with raised beds filled with plants.

#### PARKING

There are two allocated parking spaces to the rear of the property.

#### REAR GARDEN

A delightful space to enjoy. Paved for easy maintenance but filled with an array of flowers and shrubs, raised beds, seating areas and the added benefit of being fully enclosed with gated access to rear.

