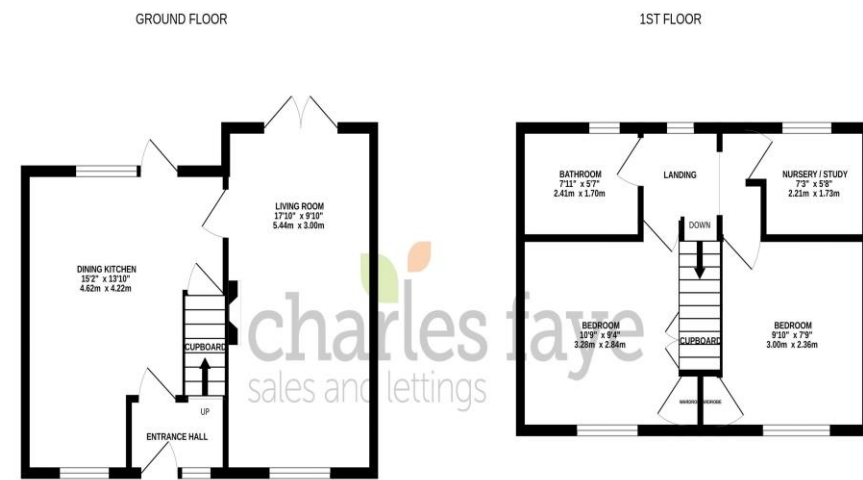


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then turn left at the roundabout on to the A4. Go through the set of traffic lights and straight across at the roundabout into New Road. At the double mini roundabout go straight over on to London Road. Follow this road along going through the area of Quemerford, and just after leaving Quemerford take the first left which is signposted Compton Bassett. Take the first right into Atcherley Road and bare right all the way to the end and bare left in to Whittle Avenue. The property can be found a little way along on the right hand side.



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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.

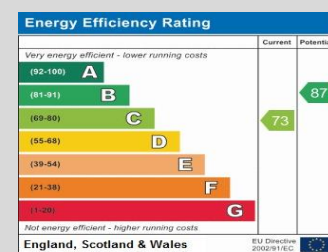
FINANCIAL ADVICE

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
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 Calne
 Wiltshire
 SN11 0BS
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 lettings@charlesfaye.co.uk
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80 Whittle Avenue
 Calne, SN11 8QN

£280,000

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

charles faye
 sales and lettings

80 Whittle Avenue, Calne

CHAIN FREE! A charming mid-terraced home with bespoke features like a refitted dining kitchen and a wood-burning stove adds character and functionality. The refitted bathroom and two double bedrooms offer comfort, while having a nursery or office space provides flexibility for various needs. And those beautiful gardens with countryside views must be a delight, offering a peaceful retreat. Plus, the fact that there's no chain involved can streamline the buying process for interested parties. A lovely opportunity for someone looking for a cozy, yet functional home with a touch of bespoke charm.

- Terraced Property
- Backing On To Farmland
- Refitted Bathroom
- Driveway Parking
- Countryside Views
- Refitted Dining Kitchen
- Delightful Rear Garden
- CHAIN FREE

PROPERTY FRONT

Driveway parking leading to entrance door with canopy porch over.

ENTRANCE LOBBY 5' 11" x 3' 5" (1.80m x 1.04m)

Upvc double glazed window to front, stairs rising to first floor, radiator, tiled flooring, door to dining kitchen.

DINING KITCHEN 15' 2" x 13' 10" (4.62m x 4.21m)

Upvc double glazed dual aspect windows to front and rear, a beautiful bespoke kitchen to include fitted wall and base cabinets with solid wood work surface over, large ceramic sink, freestanding cooker, integrated fridge freezer, integrated washing machine and slimline dishwasher, under stairs storage, storage cupboard housing central heating boiler, recessed spotlights, radiator, tiled flooring, door to living room, stable door to rear.



LIVING ROOM 17' 8" x 9' 10" (5.38m x 2.99m)

Upvc double glazed window to front and upvc double glazed French doors to rear, feature fireplace with wood burning stove, radiators, television point.

FIRST FLOOR ACCOMMODATION

LANDING

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

BEDROOM ONE 10' 9" x 9' 4" (3.27m x 2.84m)

Upvc double glazed window to front, loft access, two built in cupboards, radiator.

BEDROOM TWO 9' 10" x 7' 9" (2.99m x 2.36m)

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



NURSERY / STUDY 7' 3" x 7' 2" (2.21m x 2.18m)

Upvc double glazed window to rear with countryside views, radiator.

FAMILY BATHROOM 7' 11" x 5' 7" (2.41m x 1.70m)

Upvc double glazed obscure window to rear, modern fitted suite comprising a close coupled w.c., vanity wash hand basin, panelled bath with shower over, shower screen tiled surrounds, chrome towel radiator, radiator, tiled flooring.



EXTERNALLY

PARKING

There is parking to the front of the property.

REAR GARDEN

A wonderful feature of the property is the lovely enclosed rear garden adjoining open countryside with stunning views. The larger than average garden is laid to lawn with a good sized patio area, beautiful raised beds, mature borders filled with flowers trees and shrubs, garden pond, wooden built shed and log storage.

MAINTENANCE CHARGE

There is a maintenance charge of £300 per year for the communal areas and road upkeep.

