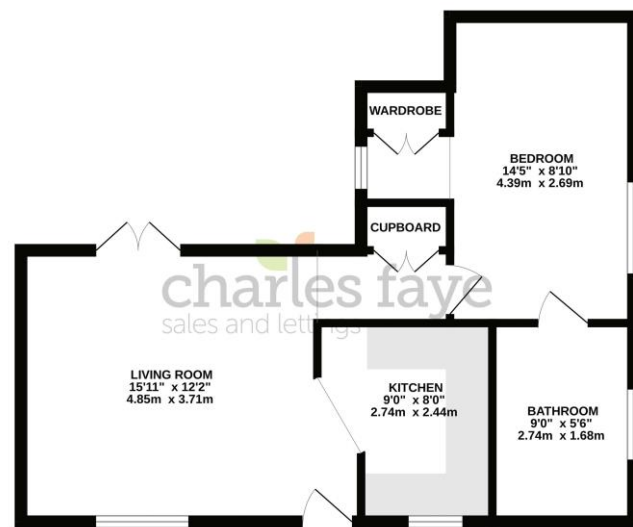


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and at the roundabout go straight across into North Street. Take the first turning right into Bryans Close Road which eventually leads into Hungerford Road. Take the first turning left into Swaddon Street and at the mini roundabout turn right into Charlotte Court and the property can be found on the left hand side indicated by our 'For Sale' board.



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 sq.m.) approx.
Made with MyMap 0202

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 A

PROPERTY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	76	77
D	(55-68)		
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			

Charles Faye Estate Agents
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www.charlesfaye.co.uk



4 Charlotte Court
Calne, SN11 9RG

£165,000

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

charles faye
sales and lettings

4 Charlotte Court, Calne

CHAIN FREE! *** FREEHOLD *** This spacious one bedroom Freehold maisonette is situated close to the town centre and local amenities on a popular residential development. With green space to the front making it traffic free, a courtyard garden to the rear, a small gated garden to the front and a private parking space this could be an ideal buy. The GROUND FLOOR property offers its own private entrance and has a fantastic 15'11 x 12 living dining room with fitted kitchen off and a double storage cupboard. The double bedroom has a fitted double wardrobe and there is a modern bathroom. The property benefits from ALLOCATED PARKING to the side and there is a private courtyard garden to the rear. The property also benefits from gas central heating and upvc double glazing. An ideal INVESTMENT OPPORTUNITY or a great purchase for a FIRST TIME BUYER.

- CHAIN FREE
- One Bedroom Maisonette
- Modern Kitchen
- Double Bedroom With Fitted Wardrobe
- FREEHOLD
- Close To Local Amenities
- Living Dining Room With Storage
- Modern Bathroom

PROPERTY FRONT

Gated pathway leading to entrance door with canopy porch over.

LIVING DINING ROOM 15' 11" x 12' 0" (4.85m x 3.65m)

Upvc double glazed window to front, ceiling coving, television and telephone point, two radiators, storage cupboard, upvc double glazed French doors leading to the garden, door to bedroom, opening to kitchen.

KITCHEN 9' 0" x 8' 0" (2.74m x 2.44m)

Upvc double glazed window to front, modern fitted wall and base cabinets, work surface over, stainless steel 1.5 bowl sink unit, tiled splash backs, built in electric oven and four ring gas hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, recessed spot lights, ceiling coving, vinyl flooring.



BEDROOM 14' 5" x 8' 10" (4.39m x 2.69m)

Upvc double glazed dual aspect windows to side, fitted double wardrobe, television and telephone point, ceiling coving, radiator, door to bathroom.

BATHROOM 9' 0" x 5' 6" (2.74m x 1.68m)

Upvc double glazed obscure window to side, modern fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with mixer tap shower over, shower screen, tiled surrounds, recessed spot lights, radiator, vinyl flooring.



EXTERNALLY

ALLOCATED PARKING

There is allocated parking for one vehicle to the side of the property.

FRONT GARDEN

Fenced and laid to gravel with mature shrubs.

REAR GARDEN

Enclosed rear garden with panel fencing, paved patio area for entertaining and the remainder laid with decorative gravel. Gated access to the rear.



COMMUNAL GARDEN UPKEEP CHARGES

There is a charge of approximately £25.00 a year to Newcroft Gardens Management Company for the upkeep of the communal garden areas.

