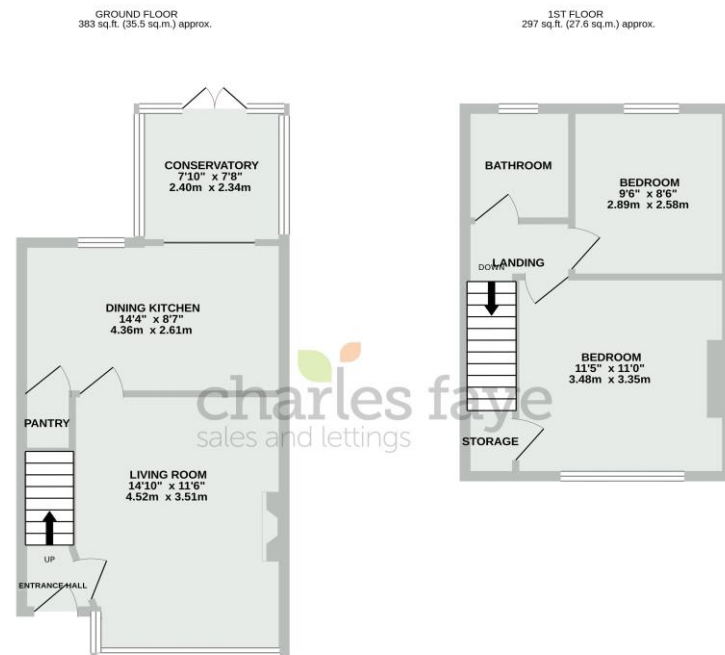


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and proceed straight across at the roundabout. Take the first turning on the right in to Bryans Close Road and the property can be found a short way along on the right hand side.



TOTAL FLOOR AREA: 679 sq.ft. (62.9 sq.m.) approx.
Made with Measure 2012

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.

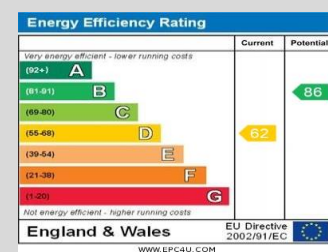
FINANCIAL ADVICE

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
 lettings@charlesfaye.co.uk
 www.charlesfaye.co.uk



43 Bryans Close Road
 Calne, SN11 9AB

£225,000

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

charles faye
 sales and lettings

43 Bryans Close Road, Calne

This charming terraced house boasts a prime location within walking distance of the town center and has been thoughtfully enhanced throughout. The ground floor features a welcoming light and bright living room with open fire and beautiful brick built surround, the dining kitchen leads out to the conservatory which overlooks the stunning and beautifully maintained garden. Upstairs, there are two double bedrooms, along with a re-fitted bathroom for added comfort and modern appeal. Outside, off-street block paved parking at the front ensures convenience, while the south-facing rear garden, meticulously maintained, offers a delightful outdoor retreat. A bespoke-made shed and additional parking to the rear completes this delightful property.

- Terrace Property
- Dining Kitchen
- Open Fire
- Stunning Rear Garden
- Close To The Town Centre
- Conservatory
- Two Double Bedrooms
- Bespoke Shed

PROPERTY FRONT

Pathway leading to entrance door with canopy porch over.

ENTRANCE HALL

Stairs rising to first floor, original door to living room.

LIVING ROOM 14' 10" x 11' 6" (4.52m x 3.50m)

Upvc double glazed bay window to front, ceiling coving, brick built feature open fire with solid oak mantel, television point, radiator, original door to dining kitchen.

DINING KITCHEN 14' 4" x 8' 7" (4.37m x 2.61m)

Upvc double glazed window to rear, fitted to include matching wall and base units, work surface over, stainless steel sink unit, tiled splash backs, freestanding gas cooker, space and plumbing for washing machine, space for fridge freezer, radiator, original door to pantry storage, upvc double glazed sliding patio doors to conservatory, laminate flooring.



CONSERVATORY 7' 10" x 7' 8" (2.39m x 2.34m)

Upvc double glazed construction with glass roof, upvc double glazed French doors to garden, laminate flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access with drop down ladder, radiator, original doors to bedrooms and bathroom.

BEDROOM ONE 11' 5" x 11' 0" (3.48m x 3.35m)

Upvc double glazed window to front, large walk in wardrobe, radiator.

BEDROOM TWO 9' 6" x 8' 6" (2.89m x 2.59m)

Upvc double glazed window to rear, radiator.



BATHROOM

Upvc double glazed obscure window to rear, fitted suite to include close coupled w.c., panelled bath, pedestal wash hand basin, fully tiled walls, fully tiled flooring, chrome heated towel rail.

EXTERNALLY

FRONT GARDEN

Filled border.

PARKING

There is block paved parking to the front of the house and parking to the rear of the property.



REAR GARDEN

A wonderful rear garden which is a delightful addition to the property and includes a good size patio area with brick built barbecue, a good size lawn leading down to the rear with pretty borders filled with flowers shrubs and trees, ornamental pond, gated access to the parking and a bespoke wood built shed.

