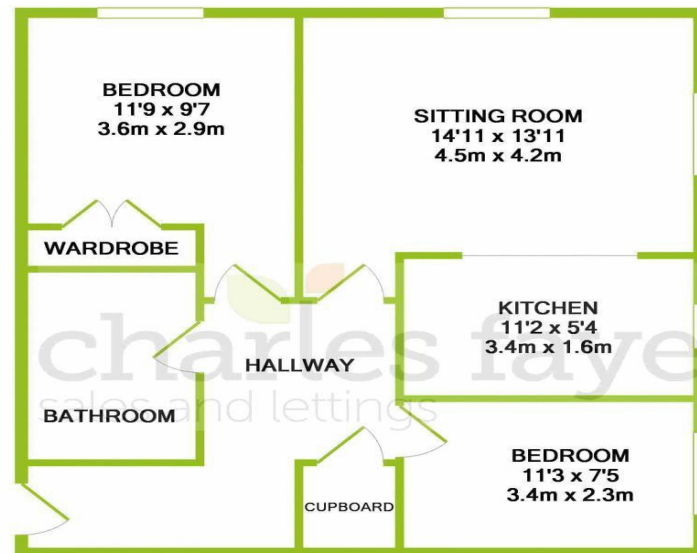


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then proceed straight over at the roundabout in to North Street. Continue along the road and at the next roundabout bear left on to School Road. At the next roundabout turn left in to Amberley Close and then take the first right in to Harrier Close where the property can be found on the right hand side.



TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

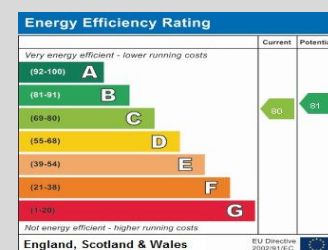
FINANCIAL ADVICE

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

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lettings@charlesfaye.co.uk

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


charles faye
sales and lettings

23 Harrier Close, Calne

CHAIN FREE! A light and spacious two bedroom GROUND FLOOR APARTMENT which offers excellent living accommodation and ALLOCATED PARKING. The property is situated on the popular Lansdowne Park area and is close to local amenities and open countryside. Entered via a security phone system the apartment offers an open plan 14'11 x 13'11 living area with an arch way through to the fully fitted kitchen. The BEDROOMS ARE BOTH DOUBLES with the master having built in wardrobes. There is a modern fitted bathroom and hallway with storage. Further benefits of this lovely home are GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. Viewing highly recommended.

- **Modern Apartment**
- **14'11 x 13'11 Living Room**
- **Re-fitted Shower Room**
- **Secure Entry Phone System**
- **Ground Floor**
- **Two Double Bedrooms**
- **Laminate Flooring**
- **Allocated Parking**

ENTRANCE LOBBY

Communal entrance hallway with door leading to the accommodation.

ENTRANCE HALLWAY

Secure entry phone system, telephone point, radiator, laminate flooring, doors leading to living room, bedrooms and bathroom, storage cupboard.

LIVING ROOM 14' 1" x 13' 11" (4.29m x 4.24m)

Dual aspect upvc double glazed windows to rear and side, television point, two telephone points, two radiators, laminate flooring, arch way through to kitchen area.

KITCHEN AREA 11' 2" x 5' 5" (3.40m x 1.65m)



Upvc double glazed window to side, fitted with matching range of wall and base cabinets with complementary roll edge work surfaces over, stainless steel 1.5 bowl sink unit, tiled splash backs, built in electric oven and four ring gas hob with matching cooker hood over, space and plumbing for washing machine, space for fridge freezer, wall mounted gas boiler, tiled effect laminate flooring.

BEDROOM ONE 11' 9" x 9' 7" (3.58m x 2.92m)

Upvc double glazed window to side, television and telephone point, built in double wardrobe, radiator, laminate flooring.

BEDROOM TWO 11' 2" x 7' 5" (3.40m x 2.26m)

Upvc double glazed window to rear, television point, radiator, laminate flooring.

BATHROOM



Fitted suite comprising w.c. with concealed cistern, pedestal wash hand basin, walk in shower, tiled surrounds, extractor fan, chrome ladder radiator, vinyl flooring.

EXTERNALLY

ALLOCATED PARKING

The property offers parking for one car and visitor parking.

