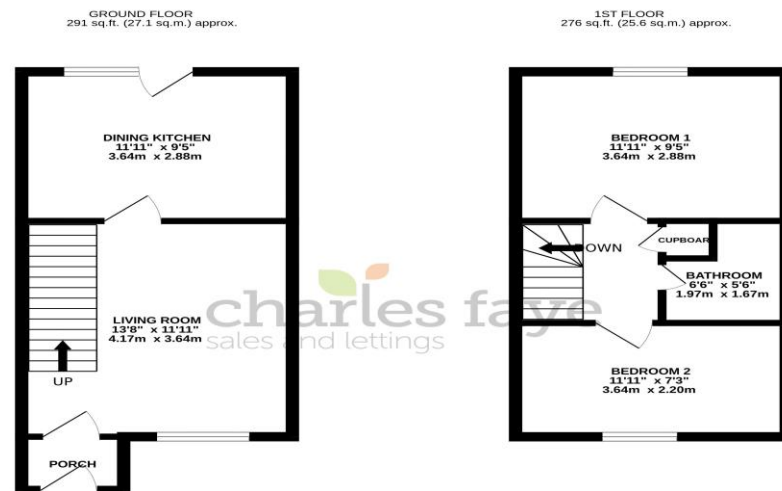


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and proceed straight over at the roundabout in to North Street. Take the first turning on the right in to Bryans Close Road and continue along on this road which leads into Hungerford Road. Go past William Street shops on the right and take the second turning on the right in to Duncan Street where the property can be found in a small cul-de-sac on the right.



TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.
Made with Metreage ©2024

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.

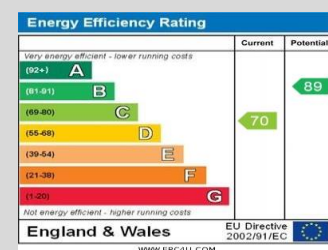
FINANCIAL ADVICE

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



8 Duncan Street
Calne, SN11 9BU

£230,000

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

charles faye
sales and lettings

8 Duncan Street, Calne

We are delighted to offer this terraced two double bedroom home located within a popular residential area boasting fully enclosed gardens to the front and rear and has the added benefit of a single garage and off street parking. The ground floor offers a living room and a good size dining kitchen leading out to the covered veranda and garden. To the first floor there are two bedrooms and a refitted bathroom. There is a delightful fully enclosed private rear garden with covered veranda and offers access to the single garage with eaves storage and ample parking to the side. This is an ideal first time buy or buy to let investment.

- Two Bedroom Terraced Home
- Dining Kitchen
- Covered Veranda
- Secluded Rear Garden
- Close To Amenities
- Refitted Bathroom
- Enclosed Front Gardens
- Off Street Parking

PROPERTY FRONT

Gated pathway leading to upvc entrance door.

ENTRANCE PORCH

Door leading to living room, wood flooring.

LIVING ROOM 13' 8" x 11' 11" (4.16m x 3.63m)

Upvc double glazed window to front, ceiling coving, stairs rising to first floor, radiator, television and telephone point, wooden laminate flooring, door leading to kitchen.

DINING KITCHEN 11' 11" x 9' 5" (3.63m x 2.87m)

Upvc double glazed window and upvc half glazed door to rear, fitted with a range of wall and base cabinets with work surface over, single round sink unit with chrome mixer tap, tiled splash backs, single oven, gas hob with extractor over, space for washing machine, space for dishwasher, space for fridge freezer, radiator, tiled effect vinyl flooring, door to veranda.



FIRST FLOOR ACCOMMODATION

LANDING

Loft access with ladder, airing cupboard housing boiler, doors to bedrooms and bathroom.

BEDROOM ONE 11' 11" x 8' 6" (3.63m x 2.59m)

Upvc double glazed window to rear, radiator.

BEDROOM TWO 11' 11" x 7' 2" (3.63m x 2.18m)

Upvc double glazed window to front, radiator.

BATHROOM

Fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower over, fully tiled, chrome heated towel radiator, tiled flooring.



EXTERNALLY

FRONT GARDEN

Fully enclosed, mainly laid to lawn, flower and shrub borders, gated pathway leading to front door.

REAR GARDEN

Mainly laid to gravel with large decked area with covered veranda over ideal for relaxation or entertaining. Borders filled with mature shrubs, outside tap and electric, pathway leading to gated access to rear, parking and garage.

PARKING AND GARAGE

Situated in a block of garages with parking for 1 car to the front and parking to the side, garage with up and over door.

