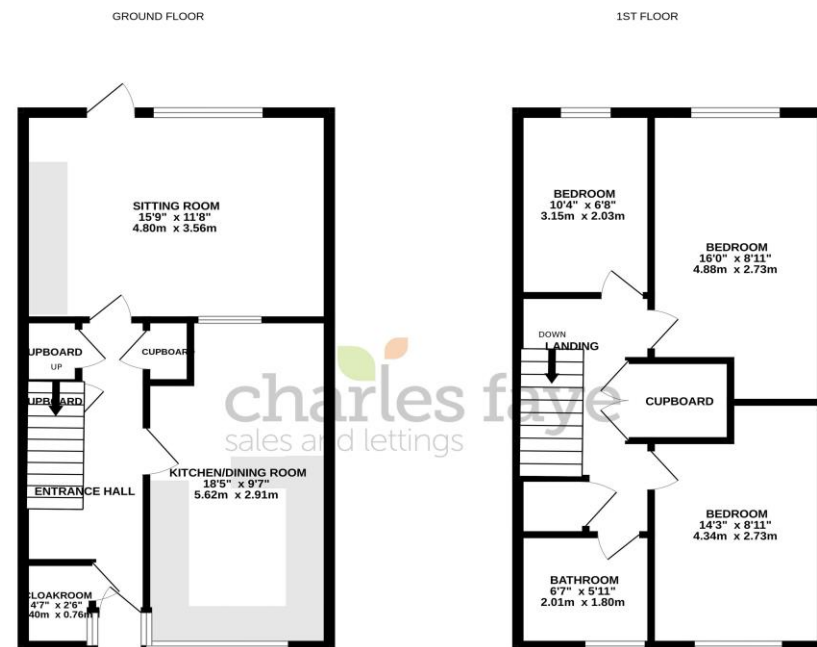


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then turn left at the roundabout on to the A4. At the set of traffic lights, turn left in to Church Street and follow the road along which leads into Mill Street & Anchor Road. Take the second turning on the left into Bentley Grove where the property can be found a short distance along on the left hand side indicated by the 'For Sale' board.



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.

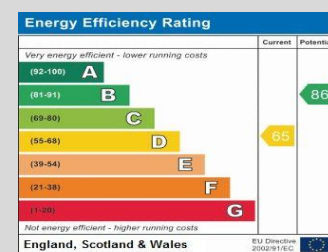
## FINANCIAL ADVICE

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



26 Bentley Grove  
Calne, SN11 8EJ

£280,000

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

**charles faye**  
sales and lettings



## 26 Bentley Grove, Calne

CHAIN FREE! A delightful three bedroom house which has been updated throughout to offer a good size family home. The ground floor has a fantastic 18'5 x 9'7 kitchen breakfast room, a spacious living room, guest cloakroom and entrance hallway. There are three good size bedrooms, two of which have views over playing fields and a modern refitted bathroom. The home has a pretty fully enclosed rear garden with greenhouse included and rear access and open plan front garden. There is driveway parking to the front of the property for two vehicles. An internal viewing is highly recommended to fully appreciate the size of this property.

- **Three Bedroom House**
- **Spacious Living Room**
- **Lovely Re-fitted Bathroom**
- **Cul-De-Sac Location**
- **18'5 x 9'7 Kitchen Dining Room**
- **Three Great Size Bedrooms**
- **Modernised & Much Improved**
- **Views Over Playing Fields**

### PROPERTY FRONT

Gravel driveway leading to entrance door, with open porch over.

### ENTRANCE HALLWAY

Stairs rising to first floor, doors leading to dining kitchen, living room, guest cloakroom, two large storage cupboards, radiator, vinyl flooring.

### DINING KITCHEN 18' 5" x 9' 7" (5.61m x 2.92m)

Upvc double glazed window to front, re-fitted with quality matching wall and base units with work surface over and upstands, stainless steel 1.5 bowl sink unit, built in electric oven, 4 ring ceramic hob with stainless steel extractor over, space and plumbing for washing machine, space for fridge/freezer, wall mounted combi gas boiler, recessed spot lights, window style opening through to living room, breakfast bar with solid wood surface and shelving below, radiator, laminate flooring.



### LIVING ROOM 15' 9" x 11' 8 (4.80m x 3.55m)

Upvc double glazed window to rear, fitted with a range of shelving units, feature multi fuel stove, television point, radiator, vinyl flooring, upvc double glazed door to rear garden.

### GUEST CLOAKROOM

Upvc double glazed obscure window to side, fitted suite to include close coupled w.c., wall mounted corner wash hand basin with tiled splash backs, vinyl flooring.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Loft access, doors to all bedrooms, family bathroom, large walk in cupboard, additional cupboard.

### BEDROOM ONE 16' 0" x 8' 11 (4.87m x 2.72m)

Upvc double glazed window to rear with lovely views over playing fields, radiator.



### BEDROOM TWO 14' 3" x 8' 11 (4.34m x 2.72m)

Upvc double glazed window to front, radiator.

### BEDROOM THREE 10' 4" x 6' 8" (3.15m x 2.03m)

Upvc double glazed window to rear with lovely views over playing fields, radiator.

### FAMILY BATHROOM 6' 7" x 5' 11" (2.01m x 1.80m)

Upvc double glazed obscure window to front, re-fitted modern suite to include close coupled w.c., pedestal wash hand basin, panelled bath with mixer shower attachment over, tiled surrounds, radiator, vinyl flooring.



### EXTERNALLY

#### FRONT GARDEN

Laid to lawn.

#### REAR GARDEN

Fully enclosed with fencing, paved patio area, laid to gravel for low maintenance, log store, greenhouse, bin store area, gated rear access to brick built store.

#### DRIVEWAY PARKING

There is gravelled driveway parking for two vehicles to the front of the house.

