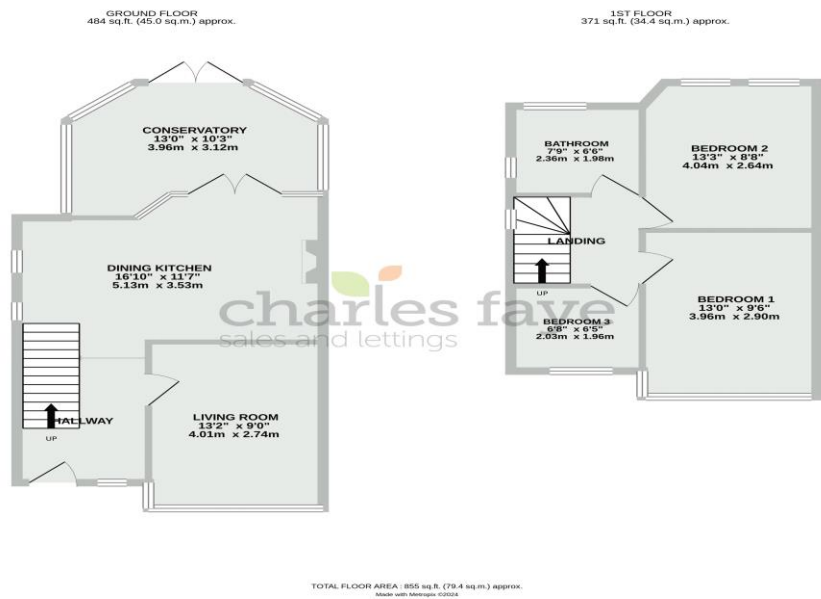


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and proceed straight across at the roundabout and the property can be found a short way along on the right hand side indicated by our 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.

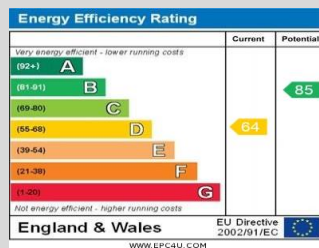
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band C

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



24 North Street
Calne, SN11 0HH
£240,000

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

charles faye
sales and lettings

24 North Street, Calne

CHAIN FREE! This 1930`s semi detached home which still retains some period features is located close to the town center and is situated in a popular residential area. The delightful three bedroom home includes a light and spacious living room overlooking the front garden, a good size dining kitchen with a large conservatory off which overlooks the rear garden. To the first floor there are three bedrooms with two being doubles and a family bathroom. Externally there is a good size garden to the front a low maintenance garden to the rear with a patio area and gated access to the front.

- Semi Detached
 - Walking Distance To The Town Centre
 - Conservatory
 - Front And Rear Gardens
- Popular Location
 - Dining Kitchen
 - Three Bedrooms
 - CHAIN FREE

PROPERTY FRONT

With steps up to pathway leading to entrance door with canopy porch over.

ENTRANCE HALL

Upvc double glazed door to front, doors to living room, dining kitchen, under stairs cupboard, stairs rising to first floor landing, radiator, laminate flooring.

LIVING ROOM 13' 2" x 9' 0" (4.01m x 2.74m)

Upvc double glazed window to front, ceiling coving, radiator, laminate flooring.

DINING KITCHEN 11' 7" x 16' 1" (3.53m x 4.90m)

Two upvc double glazed windows to side, fitted with a range of wall and base cabinets with work surface over, stainless steel sink with mixer tap, tiled splash backs, space for fridge, freestanding Range oven, stainless steel chimney style extractor hood, radiator, laminate flooring, doors leading out to conservatory.



CONSERVATORY 11' 8" x 13' 0" (3.55m x 3.96m)

Upvc double glazed and part brick construction, carpet flooring, wall mounted gas boiler, space and plumbing for washing machine & tumble dryer, doors to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed window to side, doors leading to bedrooms and family bathroom.

BEDROOM ONE 13' 0" x 9' 6" (3.96m x 2.89m)

Upvc double glazed window to front, laminate flooring, radiator.

BEDROOM TWO 13' 3" x 8' 8" (4.04m x 2.64m)

Upvc double glazed window to rear, built-in cupboard, radiator.

BEDROOM THREE 6' 8" x 6' 5" (2.03m x 1.95m)

Upvc double glazed window to front, radiator.



FAMILY BATHROOM 7' 9" x 6' 6" (2.36m x 1.98m)

Two upvc double glazed obscure windows to side and rear, fitted white suite to include close coupled w.c., pedestal wash hand basin, bath with shower over, part tiled walls, radiator, vinyl flooring.

EXTERNALLY

FRONT GARDEN

Steps and pathway leading to front door, areas laid to lawn, hedging, small tree.

REAR GARDEN

Area laid to lawn, paved patio area, decked area, mature tree, gated access to front.

