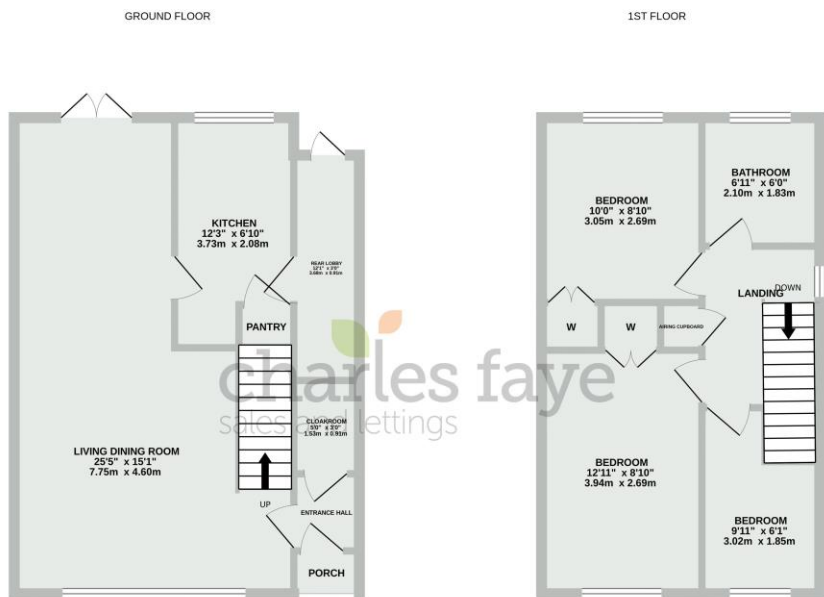


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then bear right at the roundabout on to Oxford Road. Go straight across at the next roundabout and take the second turning on the right in to Abberd Way. Continue along this road and just as the road bears around to the right the property can be found on the left hand side indicated by the 'For Sale' board.



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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.

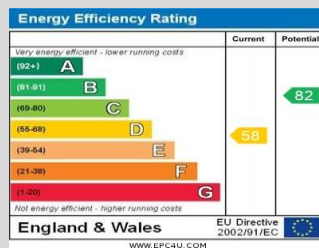
## FINANCIAL ADVICE

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



10 Prince Charles Drive  
Calne, SN11 8NX

£265,000

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

charles faye  
sales and lettings



10 Prince Charles Drive, Calne

CHAIN FREE! This delightful three bedroom terraced property is situated within a popular residential area located within walking distance of the town centre and local schooling. With newly fitted flooring throughout the well planned light and spacious accommodation includes a guest cloakroom, living dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. Also included front and rear gardens, a single garage and parking to the rear.

- Terraced Property
  - Kitchen
  - Three Bedrooms
  - Driveway Parking
- Large Living / Dining Room
  - Cloakroom
  - Front & Rear Gardens
  - Single Garage

PROPERTY FRONT

Block paved pathway leading to entrance door with open porch over

**ENTRANCE HALLWAY** 3' 10" x 3' 0" (1.17m x 0.91m)  
Recessed spotlights, doors to guest cloakroom and living dining room, vinyl flooring.

**GUEST CLOAKROOM** 5' 0" x 3' 0" (1.52m x 0.91m)  
Fitted suite to include wall mounted wash hand basin, close coupled w.c., radiator, vinyl flooring.

**LIVING DINING ROOM** 25' 5" x 15' 1" (7.74m x 4.59m) `L` Shaped  
Upvc double glazed window to front, ceiling coving, stairs to first floor, two radiators, door to kitchen, upvc double glazed French patio doors to rear garden.



**KITCHEN** 12' 3" x 6' 10" (3.73m x 2.08m)  
Upvc double glazed window to rear, range of fitted wall and base units with work surface over, stainless steel sink unit, tiled splash backs, built in oven, four ring gas hb, extractor hood over, space and plumbing for washing machine, space for fridge freezer, ceiling coving, door to rear lobby, vinyl flooring.

**REAR LOBBY** 12' 1" x 3' 0" (3.68m x 0.91m)  
Door to rear garden, vinyl flooring.

FIRST FLOOR ACCOMMODATION

**LANDING**  
Upvc double glazed window to side, loft access, airing cupboard housing combi gas boiler supplying domestic hot water and central heating, doors to bedrooms and bathroom.



**BEDROOM ONE** 12' 11" x 8' 10" (3.93m x 2.69m)  
Upvc double glazed window to front, built in double wardrobes, radiator.

**BEDROOM TWO** 10' 0" x 8' 10" (3.05m x 2.69m)  
Upvc double glazed window to rear, built in double wardrobes, radiator.

**BEDROOM THREE** 9' 11" x 6' 1" (3.02m x 1.85m)  
Upvc double glazed window to front, built in double wardrobes, radiator.

**FAMILY BATHROOM** 6' 11" x 6' 0" (2.11m x 1.83m)  
Upvc double glazed window to rear, fitted suite to include close coupled w.c., pedestal wash hand basing, panelled bath with shower over, tiled surrounds, chrome towel radiator, vinyl flooring.



EXTERNALLY

FRONT GARDEN

Laid to lawn

REAR GARDEN

Paved patio area bounded with brick walling, mainly laid to lawn, personal door to garage, outside tap, rear access gate leading to garage and driveway.

PARKING AND GARAGE

Single detached garage, personal door to garden, power and light, driveway parking.

