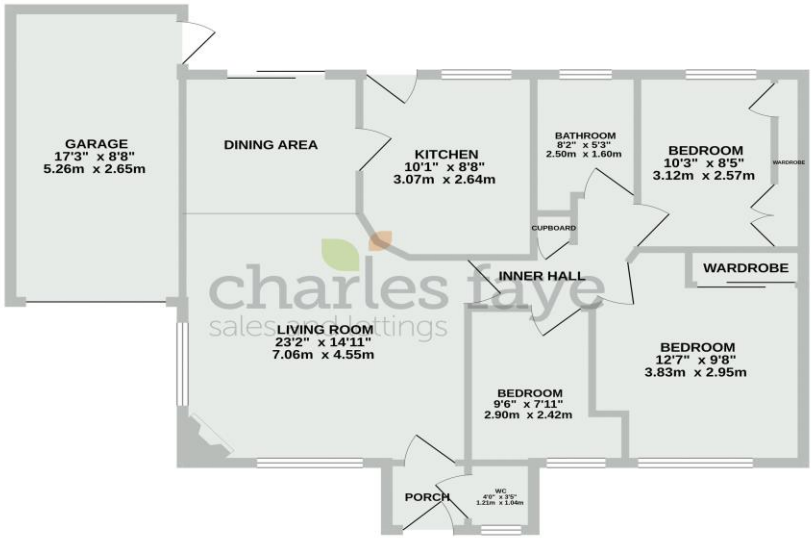


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to The Square and then bear right at the roundabout on to Curzon Street. Continue along this road passing St Mary's school on the right and take the next turning on the left in to Savernake Drive. Take the first turning in to Sarum Way and then next right in to Longbarrow Road. The property can be found a near the end on the right hand side located with our board.



GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.9 sq.m.) approx.
Made with Metreage i2025

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.

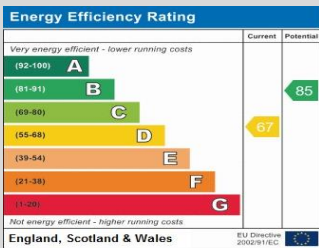
FINANCIAL ADVICE

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
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20 Long Barrow Road
Calne, SN11 0HE

£315,000

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



20 Long Barrow Road, Calne

CHAIN FREE! This delightful detached bungalow is situated near the end of a no through road on the popular Curzon Park development and is within walking distance of the town center and a short stroll to a bus stop with regular buses to the neighbouring towns. With rooms of generous proportions included is a guest cloakroom, 'L' shaped living dining room with stone fireplace and a light and bright kitchen. The master bedroom has a range of fitted wardrobes and there are two further bedrooms, all are complemented by the bathroom. There is a fully enclosed secluded garden which has been landscaped for low maintenance with access to the garage and the front of the property. Also there is a summerhouse. A block paved driveway offers parking for one vehicle and a single garage.

- Detached Three Bedroom Bungalow
 - Close To Amenities
 - Secluded Rear Garden With Summer House
 - Single Garage
- Popular Location
 - Large Living Dining Room
 - Driveway Parking
 - CHAIN FREE

PROPERTY FRONT

Fenced pathway leading to entrance door with feature glass window.

ENTRANCE HALL

Doors to cloakroom and living dining room.

GUEST CLOAKROOM

Upvc double glazed obscure glazed window to front, fitted suite to include close couple w.c., vanity hand wash basin, radiator.

LIVING DINING ROOM 23' 1" x 14' 1" (7.03m x 4.29m) Max

A spacious triple aspect living dining space with a upvc double glazed large bay window to front with additional upvc glazed window to side, ceiling coving, feature exposed stone fireplace, two radiators, glazed door to inner hallway and kitchen, double glazed sliding patio doors to garden.



KITCHEN 10' 8" x 8' 0" (3.25m x 2.44m)

Upvc double glazed window to rear, fitted with a range of wall and base units with work surface over, stainless steel sink, tiled splash backs, built in oven, electric four ring hob and extractor canopy over, space and plumbing for washing machine, space for fridge freezer, housing for wall mounted boiler, storage cupboard, radiator, vinyl flooring, upvc double glazed door to rear garden.

INNER HALLWAY

Loft access with drop down ladder and light, doors to all bedrooms and bathroom, storage cupboard.

BEDROOM ONE 12' 7" x 9' 8" (3.83m x 2.94m)

Upvc double glazed window to front, fitted triple wardrobe with sliding mirrored doors, radiator.

BEDROOM TWO 10' 3" x 8' 5" (3.12m x 2.56m)

Upvc double glazed window to rear, a range of fitted wardrobes, radiator.



BEDROOM THREE 9' 6" x 6' 1" (2.89m x 1.85m)

Upvc double glazed window to front, radiator, small recess.

BATHROOM 8' 2" x 5' 3" (2.49m x 1.60m)

Upvc double glazed obscure window to rear, fitted suite to include close coupled w.c., pedestal wash hand basin, panelled bath with electric shower and glass screen, fully tiled, radiator, vinyl flooring.



EXTERNALLY

FRONT GARDEN

Laid with paving slabs and gravel.

DRIVEWAY PARKING

Block paved driveway to the front of the garage.

GARAGE 17' 3" x 8' 8" (5.25m x 2.64m)

Single garage with up and over doors, eaves storage, personal door to rear, light and power.

REAR GARDEN

A delightful rear garden, fully enclose with a raised patio area for entertaining or 'Al Fresco' dining, the raised lawn has borders surrounding providing ample planting space for flowers trees and shrubs. There is a delightful summerhouse gated side access to the front and personal door to the garage.

