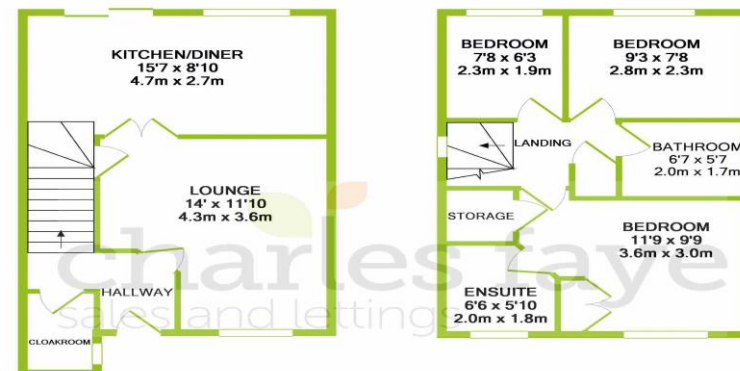


### DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear right at the roundabout on to Curzon Street. Proceed along this road passing St Margarets School on the right and take the next turning on the right in to Springfield Drive. Follow the road along and bear round to the right and left. Turn right just after the local green in to St Margarets Close. The property can be found on the right hand side.



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.**

### USING CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

The office is locally owned and managed by Louise Burrows and her friendly, professional staff. Our aim is to provide the historic market town with an efficient service that is founded on traditional values of professionalism and integrity.

Quality of service is our hallmark and we know the importance of providing this in an effective, responsive and highly professional manner. So whatever your property needs are, talk to us to obtain the best possible advice on all property matters.

People and property are always at the heart of what we do. Whatever your circumstances, you can be assured that we will work hard to meet your needs.

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**charles faye**  
sales and lettings

**38 St Margarets Close**  
Calne SN11 0UQ

**£232,000**

Date printed: 26 June 2018



### PROPERTY DESCRIPTION

**A delightful semi detached home situated on the popular Lansdowne Close Development which offers a wonderful rear garden, garage and excellent access for the town centre and schools within the area. The well proportioned property includes an entrance hallway with guest cloakroom, living room and spacious dining kitchen. To the first floor there are three bedrooms with the master benefiting from an en-suite and a family bathroom complementing the remaining bedrooms. The house has driveway parking leading to a single garage and there is a fully enclosed private garden to the rear. Highly recommended! Book your viewing today!**

### SUMMARY

- **Modern Semi-Detached House**
- **Modern Dining Kitchen**
- **En-Suite to Master Bedroom**
- **Driveway Parking**
- **Popular Lansdowne Park**
- **Three Bedrooms**
- **Delightful Rear Garden**
- **Single Garage**

Sales

Lettings

Management



ACCOMMODATION

PROPERTY OF PROPERTY

Paved pathway leading to entrance door with canopy porch over and outside courtesy light.

ENTRANCE HALLWAY

Radiator, stairs rising to first floor, panelled doors to living room and guest cloakroom.

LIVING ROOM 14' 0" x 1' 10" (4.26m x 0.56m)

Upvc double glazed window to front, television and telephone point, under stairs storage cupboard, radiator, double doors leading through to dining kitchen.

DINING KITCHEN 15' 6" x 8' 9" (4.72m x 2.66m)

Upvc double glazed window to rear, fitted with matching wall and base units and complementary work surfaces over, sink unit, tiled splash backs, built in oven, four ring gas hob with extractor hood over, space and plumbing for washing machine, integrated dishwasher, space for fridge freezer, wall mounted boiler, breakfast bar, radiator, vinyl flooring to kitchen area, double glazed sliding patio doors to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed window to side, loft access, airing cupboard, doors to bedrooms and family bathroom.

MASTER BEDROOM 12' 1" x 9' 8" (3.68m x 2.94m)

Upvc double glazed window to front, built in wardrobe, built in cupboard, radiator, telephone point, door to en-suite.

EN-SUITE 5' 8" x 5' 2" (1.73m x 1.57m)

Upvc double glazed obscure window to front, fitted suite comprising low level w.c., pedestal wash hand basin, tiled splash backs, tiled shower cubicle, radiator, vinyl flooring.



BEDROOM TWO 9' 2" x 7' 10" (2.79m x 2.39m)

Upvc double glazed window to rear, radiator, telephone point.

BEDROOM THREE 8' 10" x 6' 0" (2.69m x 1.83m)

Upvc double glazed window to rear, radiator, vinyl flooring.

FAMILY BATHROOM 6' 4" x 6' 2" (1.93m x 1.88m)

Fitted suite comprising low level w.c., pedestal wash hand basin, panelled bath, tiled surrounds, radiator, vinyl flooring.

EXTERNALLY

FRONT GARDEN

Laid to lawn with perimeter hedging, flower borders.

DRIVEWAY AND GARAGE

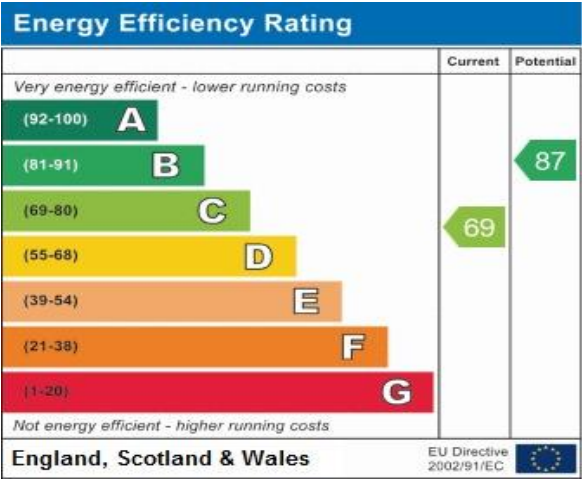
Gravel driveway leading to a single garage with up and over door, power and light, eaves storage.

REAR GARDEN

A delightful garden which is fully enclosed with fence panels. There is a level lawn area with perimeter mature shrubs and trees, flower borders and a small paved patio area, gated side access and outside tap.



ENERGY EFFICIENCY RATING



USEFUL INFORMATION

More photographs and other information may be available for this property to view on our website. To access these details please visit our website [www.charlesfaye.co.uk](http://www.charlesfaye.co.uk). Alternatively use the QR code on your smart phone.

COUNCIL TAX BAND

The council tax band for this property is band C

ADDITIONAL INFORMATION

Please note that all measurements are approximate and that we have not tested any of the fixtures and fittings within the property,

FINANCIAL ADVICE

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

VIEWING THE PROPERTY

All viewings must be made through Charles Faye only. Our normal office hours are Monday to Friday 0900 – 1730 and Saturdays 0900 – 1600. Sundays and evenings by prior appointment.

