

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and at the roundabout go straight across into North Street. Take the first turning right into Bryans Close Road which eventually leads into Hungerford Road. Take the first turning left into Swaddon Street and at the mini roundabout turn right into Charlotte Court. Take the next left into King Edward Close and then left again into Globe Court. Charlotte Court can be seen on the left hand side.



FIRST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA - 569 sq.ft. (52.8 sq.m.) approx.

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.



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.

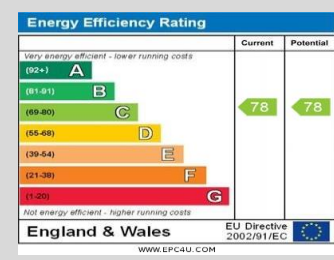
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band A

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



17 Charlotte Court
Calne, SN11 9RG
£155,000

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



17 Charlotte Court, Calne

CHAIN FREE! This light, spacious two bedroom maisonette is situated close to the town centre and local amenities on a popular residential development. The first floor freshly decorated property offers it's own private entrance with stairs leading up to the fantastic 12'10 x 11'6 living dining room with the spacious fitted kitchen off. The good sized double bedroom has a fitted double wardrobe, there is a second double bedroom and a modern bathroom. The property also benefits from allocated parking close by, gas central heating and upvc double glazing. This property would make an ideal investment opportunity or a great purchase for a FIRST TIME BUYER.

- Two Bedroom First Floor Maisonette
 - Close To Local Amenities
 - Good Size Master Bedroom With Fitted Wardrobe
- Popular Residential Area
 - Open Plan Living Dining With Kitchen Off
 - Modern Bathroom

PROPERTY FRONT

gated pathway leading to entrance door with canopy porch over.

ENTRANCE HALLWAY

Ceiling coving, radiator, stairs rising to apartment.

INNER HALLWAY

Upvc double glazed window to rear, ceiling coving, door to bedroom two, radiator.

BEDROOM TWO 9' 9" x 9' 6" (2.97m x 2.89m)

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

LIVING DINING ROOM 12' 10" x 11' 6" (3.91m x 3.50m)

Upvc double glazed window to front and rear, ceiling coving, large storage cupboard, opening through to kitchen, radiator, inner hallway leading off to bedroom one and bathroom.



KITCHEN 10' 6" x 6' 2" (3.20m x 1.88m)

Upvc double glazed window to front and side, modern fitted wall and base units, work surface over, stainless steel sink unit, tiled splash backs, built in electric oven and four ring gas hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, recessed spot lights, ceiling coving, wall mounted boiler, vinyl flooring.

BEDROOM ONE 13' 0" x 10' 0" (3.96m x 3.05m)

Upvc dual aspect double glazed windows, ceiling coving, built in double wardrobe, radiator.

BATHROOM 7' 0" x 5' 6" (2.13m x 1.68m)

Upvc double glazed obscure window to side, modern fitted suite to include close coupled w.c., pedestal wash hand basin, panelled bath with shower over, shower screen, tiled surrounds, recessed spot lights, radiator, vinyl flooring.



EXTERNALLY

FRONT GARDEN

There is a small private area to the front allowing space for a small garden table and garden pots.

ALLOCATED PARKING

There is allocated parking for one vehicle.

COMMUNAL GARDEN UPKEEP CHARGES

There is a charge of approximately £25.00 a year to Newcroft Gardens Management Company for the upkeep of the communal garden areas.

