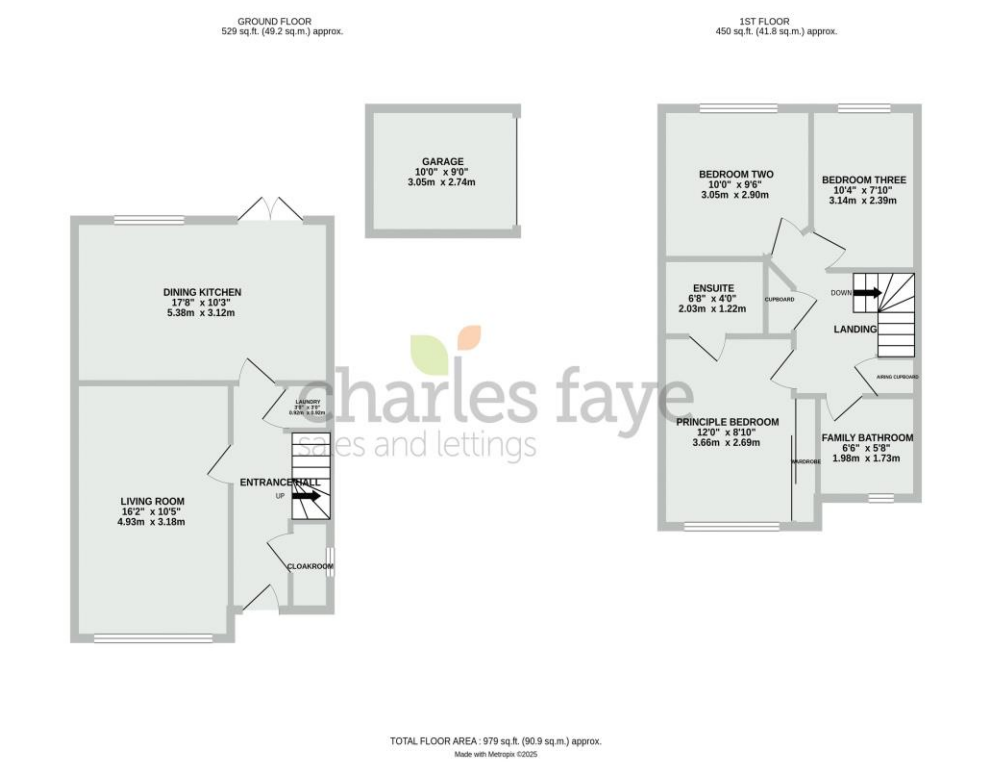


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and bear right at the roundabout on to Oxford Road. Go straight over at the next roundabout and continue along until you reach a further roundabout. Turn right on to Sand Pit Road and then take the first right into Anson Avenue. Take the next right into Hercules Road and then left into York Road. follow this road along and the property can be found a short way down 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.

THE GUILD
PROPERTY
PROFESSIONALS

VIEW ONLINE

CHARLES FAYE

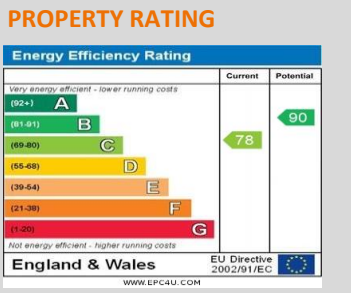
Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

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



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12 York Road
Calne, SN11 8FW

£322,000

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

charles faye
sales and lettings

12 York Road, Calne

This beautifully presented modern semi-detached house offers light and spacious family living, featuring a light and spacious reception room and a large 17'8 x 10'3 dining kitchen to the rear of the property with some appliances integrated. A separate utility cupboard provides additional storage, while a convenient cloakroom completes the ground floor. The property includes three bedrooms, two of which come with fitted wardrobes. The principal bedroom benefits from a modern en-suite shower, while the remaining rooms share a well-appointed modern family bathroom. Outside, the predominantly walled enclosed rear garden offers a wonderful outdoor space, perfect for relaxing and entertaining. A single garage provides secure storage / parking, with driveway parking to the front. The home is situated set in a desirable location on the outskirts of Calne and an internal viewing is a must on this superb house! PLEASE NOTE! The owners have found a vacant possession property they would like to purchase.

- Three Bedroom Semi - Detached House
 - Stunning Well Designed Dining Kitchen
 - Principle Bedroom En-Suite
 - Off Street Parking
- Desirable Location
 - Guest Cloakroom
 - Delightful Rear Garden
 - Single Garage

PROPERTY FRONT

Steps up leading to entrance door, open storm porch.

ENTRANCE HALLWAY

Stairs rising to first floor, doors to guest cloakroom, living room, dining kitchen, utility cupboard with plumbing for washing machine,, radiator, vinyl flooring.

GUEST CLOAKROOM 5' 7" x 3' 0" (1.70m x 0.91m)

Upvc double glazed obscure window to side, modern fitted suite to include close coupled w.c., wall mounted corner wash hand basin, tiled splash backs, radiator, vinyl flooring.

LIVING ROOM 16' 2" x 10' 5" (4.92m x 3.17m)

Upvc double glazed window to front, modern fireplace with electric fire, radiator.



DINING KITCHEN 17' 8" x 10' 3" (5.38m x 3.12m)

Upvc double glazed window to rear, modern fitted kitchen to include floor to ceiling and wall and base units with complementary work surfaces over, 1.5 bowl stainless steel sink unit, up stands, eye level integrated electric oven with integrated microwave above, 4 ring gas hob with stainless steel extractor chimney over, integrated fridge/freezer, space and plumbing for dishwasher, housed wall mounted gas boiler supplying domestic hot water and central heating, radiator, vinyl flooring, upvc French doors to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, doors to all bedrooms and family bathroom, airing cupboard housing hot water tank, storage cupboard.



PRINCIPLE BEDROOM 12' 0" x 8' 10" (3.65m x 2.69m)

Upvc double glazed window to rear, triple wardrobe with sliding doors, radiator, door to en-suite.

EN-SUITE 6' 8" x 4' 0" (2.03m x 1.22m)

Modern fitted suite to include close coupled w.c, vanity wash hand basin, fully tiled double shower cubicle, tiled surrounds, chrome towel radiator, tiled flooring.

BEDROOM TWO 10' 0" x 9' 6" (3.05m x 2.89m)

Upvc double glazed window to rear, radiator.

BEDROOM THREE 10' 4" x 7' 10" (3.15m x 2.39m)

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



FAMILY BATHROOM 6' 6" x 5' 8" (1.98m x 1.73m)

Upvc double glazed obscure decorative feature window to front, modern fitted suite to include close coupled w.c., vanity wash hand basin, panelled bath with shower and screen over, tiled surrounds, chrome towel radiator, tiled flooring.

EXTERNALLY

FRONT & SIDE GARDEN

Laid with slate with a range of shrubs and bushes.

DRIVEWAY PARKING

There is driveway parking to the front of the garage.

SINGLE GARAGE

The garage is within a block to the rear of the property with an up and over door.

REAR GARDEN

The property has a delightful fully enclosed predominantly walled garden, enjoying a certain amount of privacy. There is a paved patio area adjacent to the house with a further raised patio area at the rear of the garden. The remainder is laid to lawn and has mature shrubs and borders, electric point, gated side access to side.

