



8 Kerry Close, Calne, SN11 9PE

£310,000

Located within a cul de sac in the village of Derry Hill on the outskirts of Chippenham with well regarded primary school a semi detached home with integral garage, driveway and rear garden. Requiring modernisation but offering potential for the new owner the accommodation comprises; entrance hall, lounge, kitchen, dining room, three double bedrooms and a family bathroom. Offered for sale with NO ONWARD CHAIN.

Entrance Hall

Double glazed front door, radiator, laminate flooring, stairs to the first floor and door to the lounge.

Lounge 13' x 10'10" (3.96m x 3.30m)



Double glazed window to the front, radiator, under stairs cupboard and opening to the kitchen/dining area.

Kitchen 14' x 7'06" (4.27m x 2.29m)



Double glazed window to the rear, double glazed door to the side, range of floor and wall mounted units, stainless steel sink and drainer, plumbing for a washing machine, space for a fridge and freezer, electric oven, gas hob, extractor fan and opening to the dining area.

Dining Room 8'09" x 8'02" (2.67m x 2.49m)



Double glazed patio doors to the rear and radiator.

Landing

Double glazed window to the rear, airing cupboard, doors to the bedrooms and bathroom.

Bedroom One 12'10" x 10'11" (3.91m x 3.33m)



Double glazed window to the front, radiator and built in wardrobe.

Bedroom Two 12'10" x 8'01" (3.91m x 2.46m)

Double glazed window to the front, radiator and built in storage.

Bedroom Three 10'11" x 7'09" (3.33m x 2.36m)

Double glazed window to the rear and radiator.

Bathroom 8'01" x 5'06" (2.46m x 1.68m)

Double glazed window to the rear, towel radiator, toilet, wash hand basin and bath with shower over.

Garden



Laid to an area of patio with lawn and gated side access.

Garage 16'07" x 7'07" minimum (5.05m x 2.31m minimum)

Up and over door to the front, power and light.

Tenure

We are advised that the property is FREEHOLD.

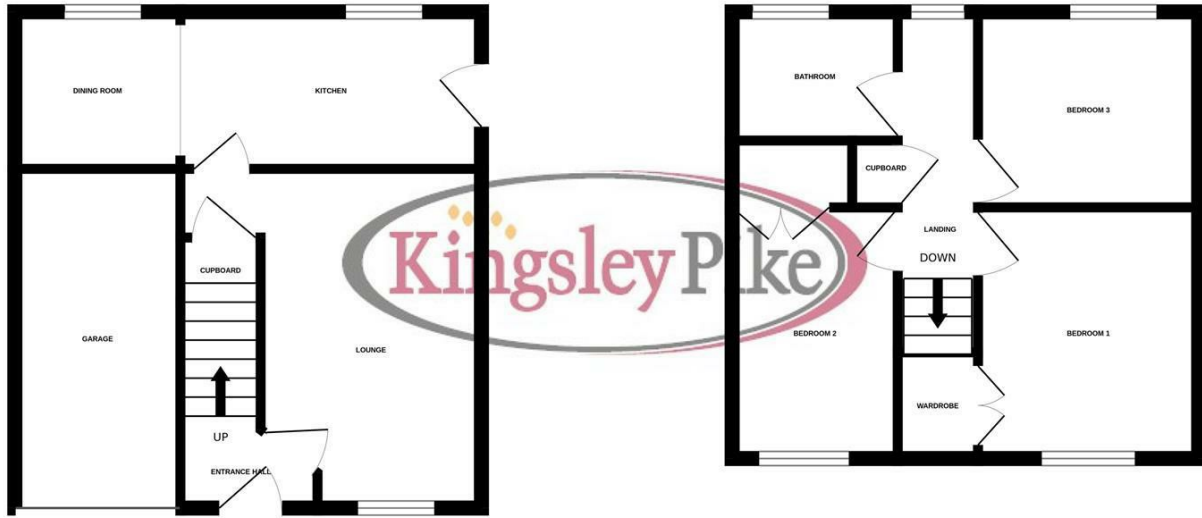
Council Tax

We are advised by the .gov website that the property is band C.

Floor Plan

GROUND FLOOR

1ST FLOOR



3 BEDROOM SEMI DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.