



TO LET



54 Newbury Avenue, Calne, SN11 9UN

£1,350 Per Month

- One year tenancy initially
- Available August 2024
- Three bedroom detached house
- Pets considered on application
- Council Tax - D (Wiltshire Council)
- EPC - C

## THE PROPERTY

Blueleaf Property are delighted to offer this three bedroom detached house in Calne. This property is available from the 23rd August 2024 for an initial period of one year.

The ground floor accommodation comprises entrance hall, cloakroom, kitchen breakfast room with side door leading to driveway, lounge with double doors leading to dining room with patio doors onto the rear garden.

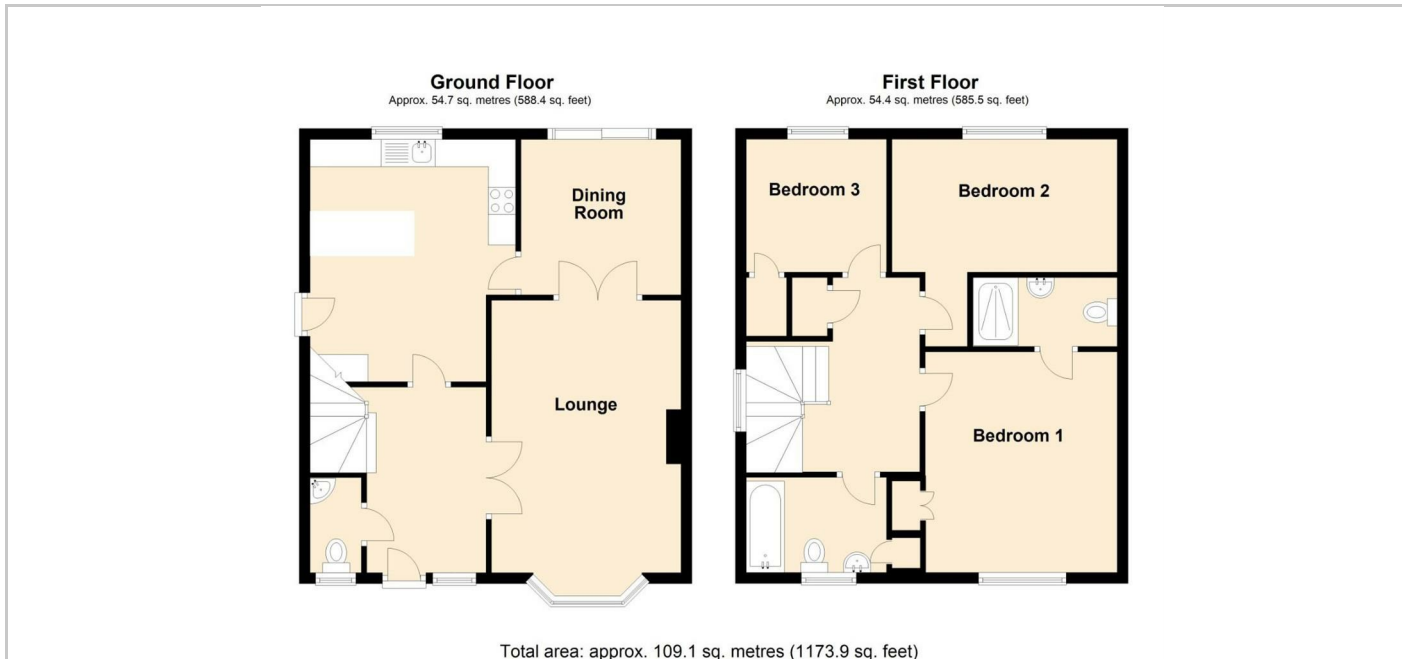
The first floor accommodation comprises landing with airing cupboard, bedroom one with fitted wardrobes and en-suite shower room, second double bedroom, a good sized third bedroom and family bathroom.

The property further benefits from driveway parking, garage with up and over door to the front and side access door to the rear garden and power and lighting, enclosed rear garden with gated access, gas central heating and upvc double glazing.

The landlord wishes to let the property for an initial period of 12 months which may be extended. Pets are considered on application.

All room measurements are approx;  
 Lounge: 5.01m x 3.49m  
 Dining Room: 2.86m x 2.95m  
 Kitchen: 4.45m x 3.38m ext 3.78m  
 Bedroom One: 4.06m x 3.53m  
 Bedroom Two: 4.15m x 2.67m  
 Bedroom Three: 2.65m x 2.6m

## SITUATION



## Directions