



Edreds Court, Calne

Calne

Guide Price
£243,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Offered for sale with no onward chain, this unique three-bedroom home is ideally located in a pleasant courtyard setting, within walking distance of the town centre. The light and spacious accommodation is well-presented throughout and comprises: an entrance hallway, a generously sized ground floor bedroom with fitted wardrobes, a modern shower room, a well-appointed kitchen, and a bright and airy living/dining room.

To the first floor, there are two further double bedrooms, both benefiting from fitted wardrobes, along with a contemporary family bathroom.

Externally, the property benefits from allocated parking and access to a well-maintained communal garden, offering a pleasant outdoor space for relaxation and enjoyment.

Property Information -

Utilities/Services - Mains Electric, Water & Drainage

Wiltshire Council Tax - Band C

Management Fee: Approx £120 PA

Tenure - Freehold

Management Fee - £120 PA (Approx)







Calne Sales

13 High Street, Calne Wiltshire, SN11 0BS

01249 813813

res.calne@atwellmartin.co.uk

<https://calne.atwellmartin.co.uk/>