



Lickhill Road, Calne SN11 9DE

welcome to

Lickhill Road, Calne

A charming five bedroom semi-detached home featuring a family bathroom, spacious kitchen/breakfast room, second lounge, conservatory and a large rear garden. Complete with a garage and driveway for your convenience. Ideal for a growing family seeking a comfortable and well-equipped living space.

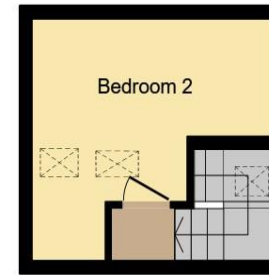




Ground Floor



First Floor



Second Floor

Entrance Porch

Entrance Hall

Cloakroom

Lounge

12' 9" max x 13' 6" max (3.89m max x 4.11m max)

Second Lounge

12' 9" max x 12' max (3.89m max x 3.66m max)

Kitchen/ Breakfast Room

18' 1" max x 10' 6" max (5.51m max x 3.20m max)

Utility Room

9' 2" max x 4' 3" max (2.79m max x 1.30m max)

Conservatory

12' max x 8' 4" max (3.66m max x 2.54m max)

Landing

Bedroom One

12' max x 13' 2" max (3.66m max x 4.01m max)

Bedroom Three

11' max x 8' 1" max (3.35m max x 2.46m max)

Bedroom Four

7' max x 8' 8" max (2.13m max x 2.64m max)

Bedroom Five

18' max x 7' max (5.49m max x 2.13m max)

Bathroom

Attic Bedroom

12' 1" max x 12' 7" max (3.68m max x

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Lickhill Road, Calne

- Semi-detached
- Five bedrooms
- 1930's features
- Driveway and Garage
- Large rear garden

Tenure: Freehold EPC Rating: E

£400,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN108441



Property Ref:
CLN108441 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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