

Wessington Park, Calne SN11 0AU



welcome to

Wessington Park, Calne

Situated on the South side of Calne this 1960's style bungalow is offered with three bedrooms, a kitchen/diner, shower room, front and rear garden and also benefits from a garage and driveway parking. Offered with NO CHAIN call us now to book your viewing.













Entrance Porch

Part glazed door, carpet.

Lounge

Part glazed door, carpet, radiator, coving, two windows to front aspect, window to side aspect, gas fire with stone surround.

Kitchen / Diner

15' 7" $\max x$ 10' 1" $\max (4.75 \text{m max } x$ 3.07m $\max)$ Oven and gas hob, plumbing for washing machine, window to rear aspect overlooking the rear garden, door to the garden, lino flooring, carpet in the dining area, coving, radiator.

Hallway

Cupboard housing the immersion heater, loft access, built in cupboard.

Bedroom One

11' 1" $\max x$ 12' 5" $\max (3.38m \max x 3.78m \max)$ Window to rear aspect, fitted wardrobes, radiator, carpet, dado rail, coving.

Bedroom Two

12' 5" max x 9' 2" max (3.78m max x 2.79m max) Window to rear aspect, dado rail, coving, fitted wardrobe, radiator, TV point.

Bedroom Three

9' 4" max x 11' max (2.84m max x 3.35m max) Window to side aspect, dado rail, coving, radiator, fitted wardrobe.

Shower Room

Shower room, window to side aspect, radiator.

Rear Garden

Enclosed rear garden with hedges and fencing.

Front Garden

Lawn and bushes.

Parking

Driveway parking.

Garage

Garage with up and over door to the front, door to the side.





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Wessington Park, Calne

- No Chain
- Three Bedrooms
- Spacious lounge
- Driveway
- Garage

Tenure: Freehold EPC Rating: D

£325,000

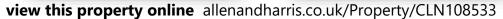








Please note the marker reflects the postcode not the actual property





Property Ref: CLN108533 - 0008 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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