

Hastings Drive, Calne SN11 8FS



welcome to

Hastings Drive, Calne

Set in an enviable spot with lovely views and nestled in this highly desirable location, sits this fantastic three storey home offering four bedrooms, with the master suite being the whole top floor. It further benefits garage and ample parking, and enclosed rear garden with brick paved courtyard















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.

Entrance Hall

Cloakroom

Lounge

15' 7" max x 11' 3" max (4.75m max x 3.43m max)

Kitchen / Diner

14' 2" max x 18' 5" max (4.32m max x 5.61m max)

Landing

Bedroom Two

14' 7" max x 11' 3" max (4.45m max x 3.43m max)

Bedroom Three

11' 6" max x 11' 3" max (3.51m max x 3.43m max)

Bedroom Four

10' 9" max x 8' 2" max (3.28m max x 2.49m max)

Bathroom

Top Floor Landing

Master Bedroom

13' max x 20' 6" max (3.96m max x 6.25m max)

En Suite

Front Garden

Daar Cardan

welcome to

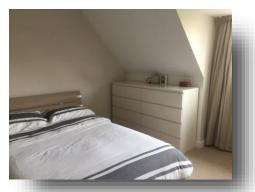
Hastings Drive, Calne

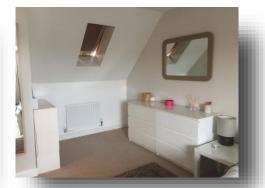
- Three StoreyTown House
- Large Kitchen/Diner
- Immaculately decorated throughout
- Garage and Driveway Parking
- Master En-suite

Tenure: Freehold EPC Rating: C

offers in excess of

£360,000







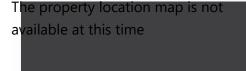
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Property Ref: CLN108421 - 0013 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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Please note the marker reflects the postcode not the actual property





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