



Lickhill Road, Calne SN11 9DE

welcome to

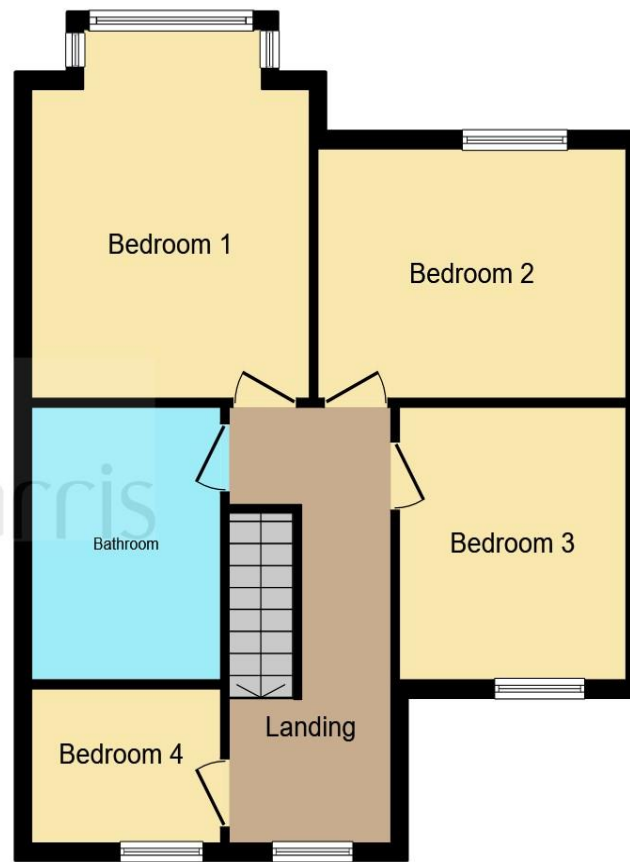
Lickhill Road, Calne

This unique family home benefits from four generous bedrooms, high specification family bathroom, a convenient utility room, two reception rooms, a large rear garden and ample driveway parking.





Ground Floor



First Floor

Entrance Hall

Lounge

19' 2" max x 12' 8" max (5.84m max x 3.86m max)

Kitchen

16' 6" max x 11' max (5.03m max x 3.35m max)

Study Space

5' 8" max x 6' 3" max (1.73m max x 1.91m max)

Dining Area

14' 3" max x 11' 6" max (4.34m max x 3.51m max)

Utility Room

11' 7" max x 5' 7" max (3.53m max x 1.70m max)

Cloakroom

Landing

Bedroom One

13' 9" max x 11' 4" max (4.19m max x 3.45m max)

Bedroom Two

Bedroom Three

10' 5" max x 9' 3" max (3.17m max x 2.82m max)

Bedroom Four

7' 8" max x 5' 9" max (2.34m max x 1.75m max)

Bathroom

Parking

Garden

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.

welcome to

Lickhill Road, Calne

- Unique detached family home
- Extended and Modernised throughout
- High specification kitchen / breakfast area
- Two reception rooms, study space, and utility room
- Four generous bedrooms & High specification bathroom

Tenure: Freehold EPC Rating: D

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/CLN108575](https://www.allenandharris.co.uk/Property/CLN108575)



Property Ref:
CLN108575 - 0011

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.


allen & harris



01249 814681



calne@allenandharris.co.uk



17 High Street, CALNE, Wiltshire, SN11 0BS



[allenandharris.co.uk](https://www.allenandharris.co.uk)