



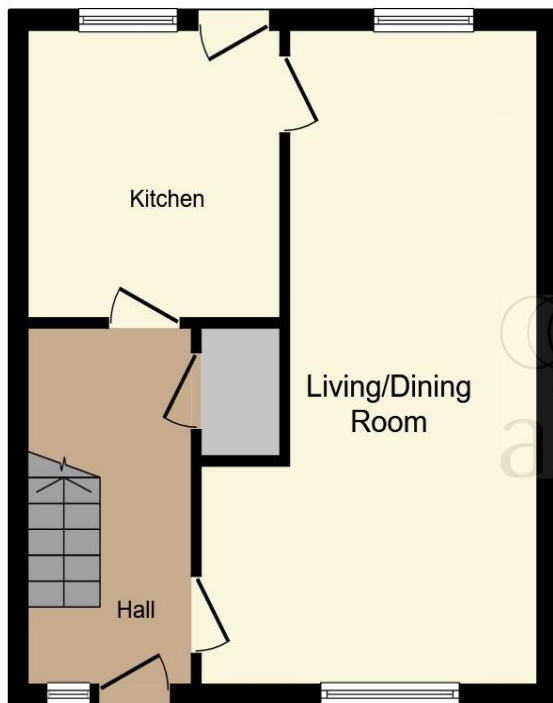
**Ridgemoad, CALNE SN11 9EN**

**welcome to**

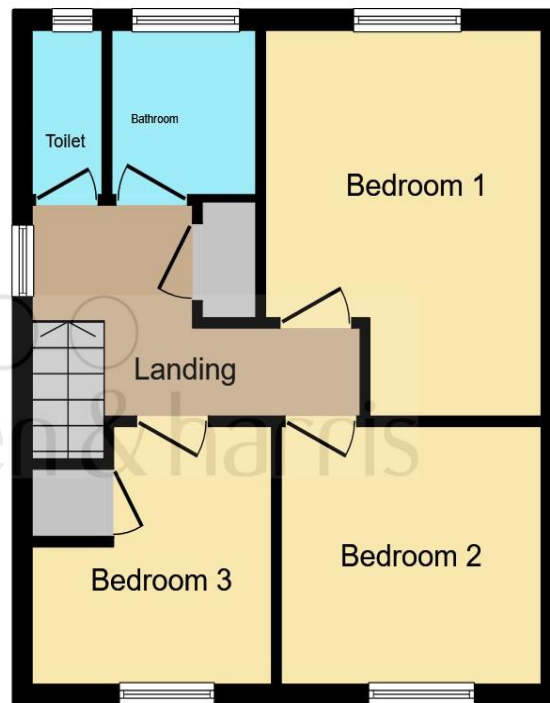
**Ridgemean, CALNE**

Charming semi-detached house with a spacious lounge/diner, three bedrooms, garage with power and front and rear doors and a powered shed. Ideal for comfortable living and convenient for storage.

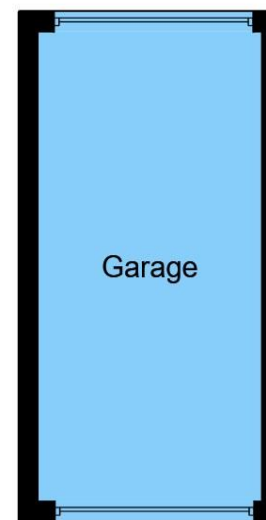




**Ground Floor**



**First Floor**



**Garage**

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.

**Agents Notes**

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

**Entrance Hall**

UPVC front door, stairs to the first floor, consumer unit, storage heater, glazed door to the lounge, cupboard.

**Lounge / Diner**

21' max x 12' 2" max ( 6.49m max x 3.71m max ) Window to front aspect, window to rear aspect, storage heater.

**Kitchen**

8' 2" max x 10' 4" max ( 2.49m max x 3.15m max ) Half glazed door to the garden, window to rear aspect, door to lounge/diner.

**Landing** Window to side aspect, loft access, emersion tank, cupboard.

**Bedroom One**

13' 1" max x 10' 1" max ( 3.99m max x 3.07m max ) Window to rear aspect, electric heater.

**Bedroom Two**

9' 5" max x 8' 8" max ( 2.87m max x 2.64m max ) Window to front aspect, electric heater.

**Bedroom Three**

8' 7" max x 8' 9" max ( 2.62m max x 2.67m max ) Window to front aspect, built in over stairs cupboard, electric heater.

**Bathroom** Window to rear aspect, wood laminate floor, wash hand basin, bath with electric shower over.

**Front Garden**

Large bushes, gravel.

**Rear Garden**

Patio, borders.

**Outbuilding**

Shed with power, garage with power.

## welcome to Ridgemead, CALNE

- Semi-detached
- Three bedrooms
- Large garden
- Garage
- Off Street Parking

Tenure: Freehold EPC Rating: E

# £270,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLN108548](https://www.allenandharris.co.uk/Property/CLN108548)



Property Ref:  
CLN108548 - 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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