

Sarum Way, Calne SN11 0EZ



welcome to

Sarum Way, Calne

Discover serenity in this sought after three-bedroom bungalow with a stone chimney breast in the lounge, open-plan living and a sunlit conservatory leading to a tranquil rear garden boasting panoramic views. Garage, gated access and driveway parking complete this peaceful retreat.



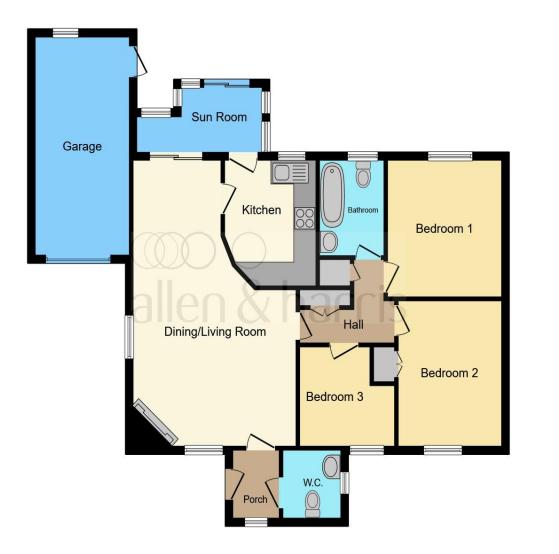












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Porch

Cloakroom

Lounge

24' 2" max x 14' 6" max (7.37m max x 4.42m max)

Kitchen

10' 7" max x 8' 2" max (3.23m max x 2.49m max)

Conservatory

Hallway

Bedroom One 9' 8" max x 11' 3" max (2.95m max x 3.43m max)

Bedroom Two

12' 2" max x 9' 4" max (3.71m max x 2.84m max)

Bedroom Three

8' 6" max x 7' 5" max (2.59m max x 2.26m max)

Bathroom

Front Garden

Rear Garden

Parking

Garage

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- Panoramic Views
- Detached
- Three Bedrooms
- Driveway Parking
- Garage

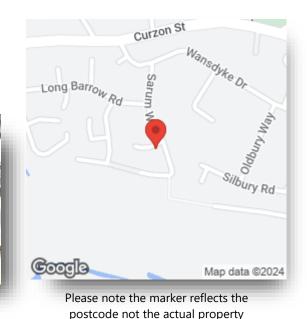
Tenure: Freehold EPC Rating: D

£360,000









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The Property Ombudsman

Property Ref: CLN108649 - 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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01249 814681



calne@allenandharris.co.uk

17 High Street, CALNE, Wiltshire, SN11 0BS



allenandharris.co.uk