



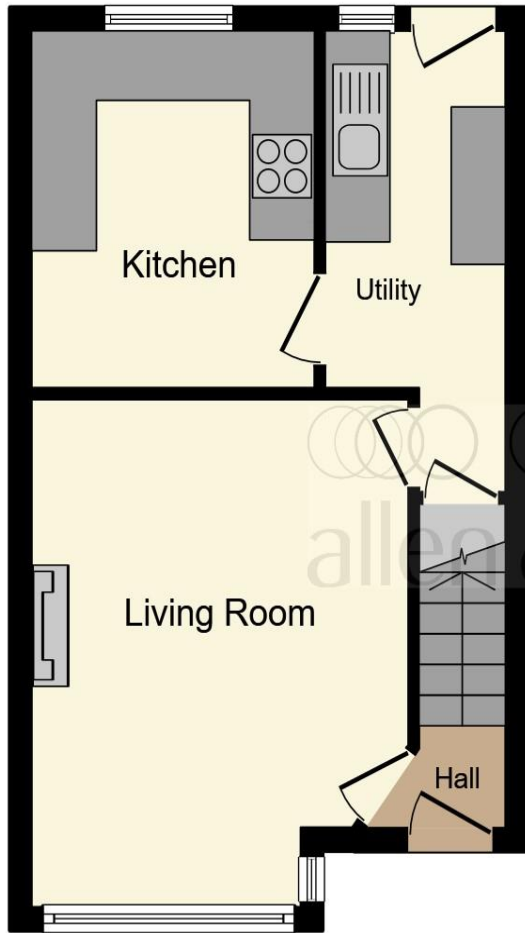
Bryans Close Road, Calne SN11 9AB

welcome to

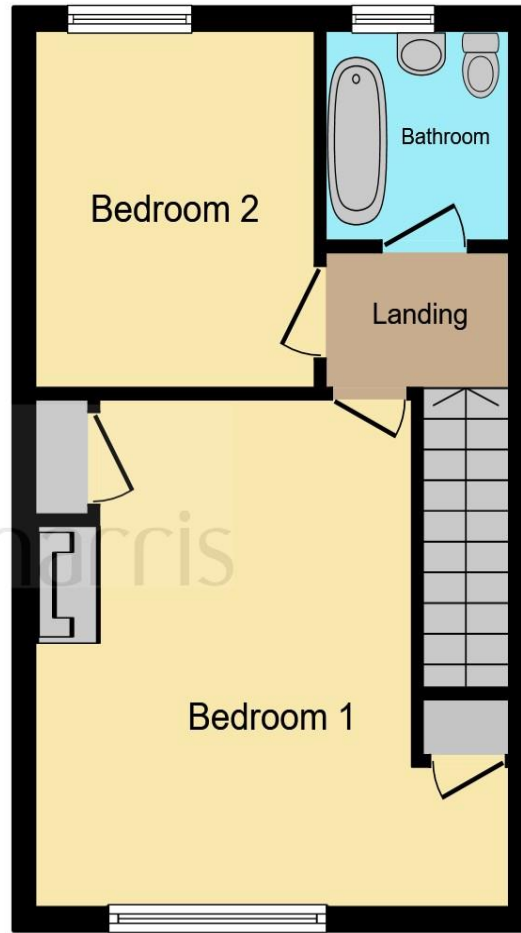
Bryans Close Road, Calne

Opportunity for investors! NO CHAIN! Located close to the town centre with potential to extend, this two bedroom house is an ideal investment, or for a first time buyer looking to place their own stamp on this great starter home. Offering two bedrooms, a large rear garden and more. A must see home!





Ground Floor



First Floor

Entrance Hall

Lounge

14' 5" max x 11' 5" max (4.39m max x 3.48m max)

Kitchen / Utility

5' 4" max x 8' 6" max (1.63m max x 2.59m max)

Kitchen

8' 6" max x 10' 7" max (2.59m max x 3.23m max)

Landing

Bedroom One

11' max x 14' 2" max (3.35m max x 4.32m max)

Bedroom Two

9' 4" max x 8' 6" max (2.84m max x 2.59m max)

Bathroom

Front Garden

Rear Garden

Agents Notes

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

welcome to

Bryans Close Road, Calne

- NO CHAIN!
- Functioning fireplace in the lounge
- South facing, large rear garden
- Potential throughout
- Two Double Bedrooms

Tenure: Freehold EPC Rating: F

£200,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN108545



Property Ref:
CLN108545 - 0009

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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