



Oldbury Prior, Calne SN11 0AF

welcome to

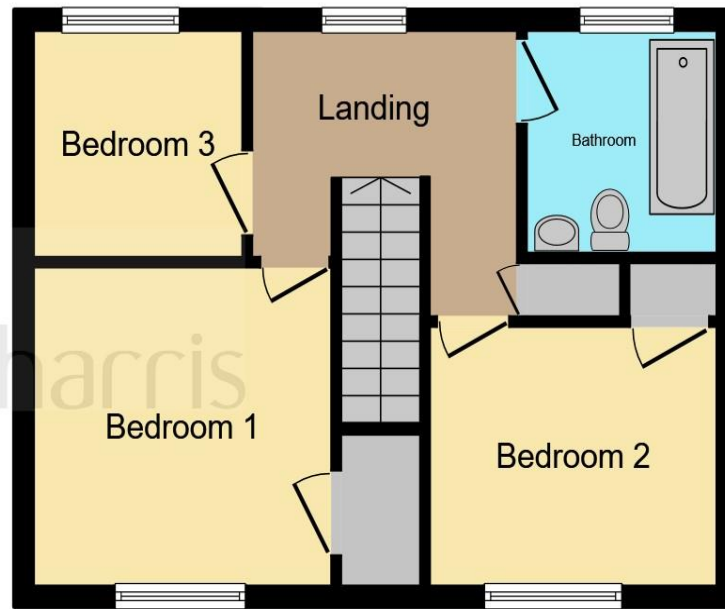
Oldbury Prior, Calne

A fantastic first time buy or investment purchase we offer this beautifully presented three bedroom end terrace, sat at the end of a Cul de Sac, boasting a kitchen/diner, downstairs WC and lovely enclosed rear garden with a shed that has light and power.





Ground Floor



First Floor

Entrance Hall Radiator, door to the lounge, kitchen and cloakroom. Stairs to the first floor.

Cloakroom Obscured window to front aspect, WC, wash hand basin, radiator.

Lounge 17' 8" max x 12' 4" max (5.38m max x 3.76m max) Window to front aspect, French doors to the garden, two windows to the rear garden, double doors to the kitchen, laminate flooring, radiator, TV and telephone point.

Kitchen / Diner 14' 2" max x 12' 4" max (4.32m max x 3.76m max) Double glazed door and window to rear aspect, double doors to the lounge, wall and base units with work surfaces over, stainless steel sink with mixer taps. Integrated electric oven and gas hob with extractor fan. Space and plumbing for washing machine and dishwasher. Gas central heating boiler, radiator, under stairs cupboard.

Landing Double glazed window to rear aspect, doors to the bedrooms and family bathroom, airing cupboard, loft access, radiator.

Bedroom One 10' 2" max x 9' 1" max (3.10m max x 2.77m max) Double glazed window to rear aspect, doors to the bedrooms and family bathroom, airing cupboard, loft access, radiator.

Bedroom Two 9' 4" max x 8' max (2.84m max x 2.44m max) Double glazed window to front aspect, built in wardrobe, radiator.

Bedroom Three 7' 2" max x 7' max (2.18m max x 2.13m max) Double glazed window to rear aspect, radiator.

Bathroom Obscured double glazed window to rear aspect, bath with shower over, WC, wash hand basin, radiator.

Rear Garden Private rear garden, lawn, large decked area, shed with light and power, gated access to the front.

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 Oldbury Prior, Calne

- End terrace
- Three bedrooms
- Downstairs cloakroom
- Kitchen/diner
- Enclosed rear garden

Tenure: Freehold EPC Rating: C

offers in excess of

£275,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/CLN108664](https://www.allenandharris.co.uk/Property/CLN108664)



Property Ref:
CLN108664 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01249 814681



calne@allenandharris.co.uk



17 High Street, CALNE, Wiltshire, SN11 0BS



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