

# Woodhill Avenue, Calne SN11 8BS



# welcome to

# Woodhill Avenue, Calne

This stunning three-bedroom home, in a sought after cul de sac location, offering easy access to the town centre, shops and schools. There are three spacious reception rooms, and conservatory, plus REFITTED KITCHEN, BATHROOM & SHOWER ROOM. Further benefits include garage, parking, & large rear garden















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**

#### **Entrance Hall**

#### Lounge

14' 2" max x 11' 9" max ( 4.32m max x 3.58m max )

#### Conservatory

#### **Dining Room**

17' 5" max x 11' 6" max ( 5.31m max x 3.51m max )

**Refitted Kitchen** 15' 7" max x 8' 4" max ( 4.75m max x 2.54m max )

### **Downstairs Shower Room**

### Landing

**Bedroom One** 15' 2" max x 11' max ( 4.62m max x 3.35m max )

**Bedroom Two** 11' 2" max x 11' 1" max ( 3.40m max x 3.38m max )

#### **Bedroom Three**

12' 2" max x 6' 9" max ( 3.71m max x 2.06m max )

### **Refitted Bathroom**

#### Garage

22' 7" max x 11' 7" max ( 6.88m max x 3 53m max )

## welcome to

# Woodhill Avenue, Calne

- Beautifully presented three-bedroom home
- Sought after cul de sac location
- Three reception rooms & Refitted kitchen
- Bathroom & Shower room
- Garage & Driveway •

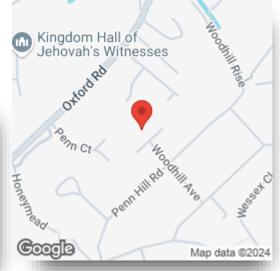
Tenure: Freehold EPC Rating: D

offers over

£350,000







Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: CLN108709 - 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.

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